

ENVIRONMENTAL BOARD MEETING MINUTES Wednesday, August 20, 2008



**ENVIRONMENTAL BOARD REGULAR MEETING MINUTES WEDNESDAY,
August 20, 2008**

**The Environmental Board convened in a regular meeting on Wednesday,
August 20, 2008, City Hall Council Chambers 301 West 2nd Street, Austin Texas
Chair Dave Anderson called the Board Meeting to order at 6:10 p.m.**

Board Members in Attendance:

Rodney Ahart, Dave Anderson, Jon Beall, Mary Gay Maxwell, Phil Moncada and Mary Ann Neely

Staff in Attendance:

Marilla Shepherd, Mike McDougale, Keith Mars, Brad Jackson, Jason Traweck, Jerry Rusthoven, Ingrid McDonald, Wendy Rhodes, and Scott Hiers

CALL TO ORDER

The meeting was called to order at 6:05 p.m.

1. CITIZEN COMMUNICATIONS: GENERAL

- a. Bill Bunch spoke on agenda item 4b Wildflower Commons PUD
- b. Syd Xinos spoke on item 4d Colina Vista Duplex Development
- c. Carol Lee spoke on item 4d Colina Vista Duplex Development
- d. Carol Torgrimson spoke on agenda item 4d Colina vista Duplex Development
- e. Julio Leal spoke on protecting the watersheds.

2. APPROVAL OF MINUTES

Approve the minutes of the August 6, 2008 regular meeting.

The minutes for the regular minutes on August 6, 2008 were approved on Board member Phil Moncada' motion and Board members Neely second. [Vote 6-0 one vacancy]

3. BOARD BUSINESS

Election of Environmental Board officers. The count for two one-year terms of officers begins with this election.

The Environmental Board members held elections for officers.

The Environmental Board accepted the nominations for officers: (Chair: Dave Anderson, Vice Chair: Mary Gay Maxwell and Secretary: Phil Moncada) for the count of two one-year terms beginning August 20, 2008.

Chair was approved on Board members Phil Moncada's motion and Board member Neely's second. Vice Chair was approved on Board Members Dave Anderson motion and Board member Phil Moncada's second. Secretary was approved on Board member Mary Gay Maxwell's motion and Board member Neely second. [Votes for all motions 6-0 one vacancy]

4. PUBLIC HEARINGS DISCUSSION AND ACTION ON DEVELOPMENT CASES

a. Name: 7908 Big View Drive SP-2007-0604D

Applicant: Aupperle Company

Location: 7908 Big View Drive

Staff Person: Patricia Foran- Watershed Protection and Development Review Department

Request: Variance request is to Land Development Code 25-8-261 and 25-8-452 1) To allow construction in the Critical Water Quality Zone

Staff Recommendation: Recommended with conditions.

The Environmental Board recommended conditional approval to a variance request to Land Development Code 25-8-261 and 25-8-452 1) To allow construction in the Critical Water Quality Zone. Staff recommends granting the variance with the STAFF CONDITIONS; The applicant adhere to the directives of the City Arborist for protection of the critical root zones of adjacent trees. RATIONALE; Findings of facts have been met. City of Austin staff discussed with the legal department. Motion was approved on Board members Phil Moncada's motion and Rodney Ahart's second. [Vote 5-1 One vacancy]

b. Name: Wildflower Commons/PUD C814-06-0233

Applicant: Drenner & Golden Stuart Wolff, LLP

Location: 4700-5200 Blocks of State Highway 45

Staff Person: Patricia Foran - Watershed Protection and Development Review Department

Request: Applicant is requesting PUD (Planned Unit Development) zoning for the property.

Staff Recommendation: Recommended

The motion to postpone agenda item 4b was approved on Board member Dave Anderson motion and Board member's Maxwell's second postpone

until September 17, 2008. A request from legal staff how they want the Board to go forward with Planned Unit Developments (PUD's) matters that are high of public interest, and a request for posting language to include more information so the average citizen can see if this is something that needs to pay more attention to.

[Vote 6-0 One vacancy]

c. **Name: Tech Ridge C14-2008-0076**

Applicant: Armburst & Brown, LLP

Location: Parmer Lane at Center Lake Drive

Staff Person: Mike McDougal- Watershed Protection and Development Review Department

Request: Land Development Code Section 25-8-342 Request to create an LI-PDA that will allow Environmental Review Staff to administratively grant an exception to allow fill up to 12 feet during the plan review process.

Staff Recommendation: Consent

The Environmental Board recommended the following case be approved by consent, with no staff conditions and no board conditions listed for Tech Ridge C-14-2008-0076. Motion was approved on Board members Dave Anderson motion and Phil Moncada's second. [Vote 6-0 one vacancy]

d. **Name: Colina Vista Duplex Development SP-06-0411C(R1)**

Applicant: Bury & Partners, Inc. (Benjamin Gammie)

Location: 9716 FM 2222 Road

Staff Person: Craig Carson- Watershed Protection and Development Review Department

Request: Variance request to Land Development Code Section 25-8-302(B) 1) To allow construction of buildings on slopes greater than 25%.

Staff Recommendation: Recommended

The Environmental Board recommended conditional approval to a variance request to Land Development Code Section 25-8-302(B) 1) To allow construction of buildings on slopes greater than 25%. **STAFF CONDITIONS** 1) All disturbed areas associated with the re-alignment of the duplex units along the southern ravine shall be revegetated with City of Austin 509 -S specification; 2) Mitigate 100% for all trees being removed due to the plan revisions necessary to minimize construction on slopes over 25%. All trees used for mitigation will be Class I native trees; 3) Implement a City approved Integrated Pest Management Plan; 4) any fill greater than 4 feet that is associated with construction of the duplex units along the southern ravine will be structurally contained; 5) Employ pier and beam construction for the duplex units along the southern ravine and redundant erosion controls. **RATIONALE;** Findings of fact have been met. The owner has provided 11.21 acres of land for Balcones Conservation Preserve and donated 360,000 significant tree canopy will reduce erosion potential of preserve land. Motion approved on Board member Phil

Moncada's motion and Mary Gay Maxwell second. [Vote 4-2 on vacancy]

e. Name: Grace Lane Office Building SP-2007-0552D

Applicant: Conley Engineering (Carl Conley)

Location: 317 Grace Lane at Bee Caves Road (RR2244)

Staff Person: Brad Jackson- Watershed Protection and Development Review Department

Request: Variance request to Land Development Code Section 25-8-341 and 342 1) To allow cut /fill over 4 feet.

Staff Recommendation: Recommended

The Environmental Board recommended conditional approval to a variance request to Land Development Code Section 25-8-341 and 342 1) To allow cut /fill over 4 feet. **STAFF CONDITIONS;** 1, The applicant will stabilize and restore the areas of fill with: 1) City of Austin Standard 604s Seeding for Erosion Control and 2) Provide native Class 1 or II Hill Country species trees planted 30 feet on center 2) The applicant will provide enhanced erosion and sedimentation controls below the fill area to ensure all eroded sediments remain on site. The areas of fill will be completely encircled by a rockberm on the downhill side followed by silt fence. The slope will be covered with erosion matting until the revegetation is fully established. 3) The applicant will limit cut to 11 feet and fill to 14 feet. 4) All slopes created from fill material will be less than or equal to a 3:1 slope. **BOARD CONDITIONS;** Remove Sandy Loam topsoil and change to non steril topsoil. **RATIONALE;** Findings of fact have been met p Texas Department of Transportation will not allow access to 2244. Motion approved on Board member Phil Moncada and Board member Rodney Ahart's second. [Vote 6-0 one vacancy]

5. STAFF BRIEFINGS/POSSIBLE ACTION ITEMS

- a. Vaught Ranch Road Service Extension Requests for Water #2768 and Wastewater #2769 – Robbie Botto – Watershed Protection and Development Review Department
The motion to postpone agenda item 5a Vaught Ranch Road SER #2768 Water and 2769 Wastewater to September 10, 2008 was approved on Board member Dave Anderson's motion, and Board member's and Board Member Mary Ann Neely's second [Vote 6-0 one vacancy]
- b. Carson Creek Flood Hazard – Roxanne Cook, Watershed Protection and Development Review Department
Briefing conducted as posted.
- c. Name: East Riverside P.U.D. Applicant: Armbrust & Brown L. L. P. (Richard Suttle) Location: 222 and 300 East Riverside Drive Staff Person: Clark Patterson- Neighborhood Zoning and Platting Department Request: Zoning

From L-V-NP Tract 1 and L-NP –Tract 2, Zoning to PUD (Planned Unit Development)-Tract 1 and PUD – Tract 2

The Environmental Board recommend conditional approval to 222 and 300 East Riverside Drive PUD RATIONALE; Save Town Lake, South River City Citizens and neighborhood groups are in support of this proposed Planned Unit Development per term sheet dated April 17, 2008. The extension of the Hike and Bike trail will provide enhancements to Lady Bird Lake and help with future connecting of the trail. Motion approved on Board member Phil Moncada and Board member Mary Ann Neely second. [Vote 6-0 one vacancy]

6. OLD BUSINESS

- a. Joint Environmental/Parks Board Subcommittee – Dave Anderson, P.E.
Jon Beall and Mary Ann Neely reported on this item.
- b. Erosion and Sedimentation Controls – Dave Anderson, P.E.
Phil Moncada reported on this item
- c. Balcones Canyonlands Conservation Plan Citizens Advisory Group – Mary Ann Neely
Mary Ann Neely reported on this item.
- d. Waterfront Overlay Taskforce – Dr. Mary Gay Maxwell
Mary Gay Maxwell did not have much to report this week
- e. 2008 Work Plan Review –Dave Anderson, P. E.
Mary Gay Maxwell reported on this item.

7. NEW BUSINESS

Request for future agenda items:

- a. **Mary Ann Neely is requesting that staff include in PUD posting language: Watersheds, how many acres , and how PUD's are normally posted and with the new ordinance.**

8. ADJOURNMENT

Meeting adjourned at 8:30 p.m



ENVIRONMENTAL BOARD MOTION 082008-4a

Date: August 20, 2008

Subject: 7904 Big View Drive SP-2007-0604D

Motioned By: Phil Moncada

Seconded by: Rodney Ahart

Recommendation

The Environmental Board recommended conditional approval to a variance request to Land Development Code 25-8-261 and 25-8-452 1) To allow construction in the Critical Water Quality Zone

STAFF CONDITIONS;

The applicant adhere to the directives of the City Arborist for protection of the critical root zones of adjacent trees.

RATIONALE; Findings of facts have been met. City of Austin staff discussed with the legal department.

Vote 5-1-0-0

For: Ahart, Anderson, Beall Moncada and Neely

Against: Maxwell

Abstain:

Absent:

Recused:

Vacant 1

Approved By:

Dave Anderson P.E., CFM
Environmental Board Chair



ENVIRONMENTAL BOARD MOTION 082008-4c

Date: August 20, 2008

Subject: Consent Agenda Tech Ridge C14-2008-0076

Motioned By: Dave Anderson, P. E.

Seconded by: Phil Moncada

Recommendation

The Environmental Board recommended the following case be approved by consent, with no staff conditions and no board conditions listed for Tech Ridge C14-2008-0076

Vote 6-0-0-0-0

For: Ahart, Anderson, Beall, Maxwell, Moncada and Neely

Against:

Abstain:

Absent:

Recused:

Vacant: 1

Approved By:

Dave Anderson P.E., CFM
Environmental Board Chair



ENVIRONMENTAL BOARD MOTION 082008-4d

Date: August 20, 2008

Subject: Colina Vista Duplex Development SP-06-0411C (R1)

Motioned By: Phil Moncada

Seconded by: Mary Gary Maxwell

Recommendation

The Environmental Board recommended conditional approval to a variance request to Land Development Code Section 25-8-302(B) 1) To allow construction of buildings on slopes greater than 25%.

STAFF CONDITIONS:

1) All disturbed areas associated with the re-alignment of the duplex units along the southern ravine shall be revegetated with City of Austin 509-S specification; 2) Mitigate 100% for all trees being removed due to the plan revisions necessary to minimize construction on slopes over 25%. All trees used for mitigation will be Class I native trees; 3) Implement a City approved Integrated Pest Management Plan; 4) any fill greater than 4 feet that is associated with construction of the duplex units along the southern ravine will be structurally contained; 5) Employ pier and beam construction for the duplex units along the southern ravine and redundant erosion controls.

RATIONALE:

Findings of facts have been met. The owner has provided 11.21 acres of land for Balcones Conservation Preserve and donated 360,000 significant tree canopy will reduce erosion potential of preserve land.

Vote 4-2-0-0

For: Ahart, Anderson, Maxwell, and Moncada

Against: Beall and Neely

Abstain:

Absent:

Recused:

Vacant: 1

Approved By:

Dave Anderson P.E., CFM
Environmental Board Chair

DRAFT



ENVIRONMENTAL BOARD MOTION 082008-4e

Date: August 20, 2008

Subject: Grace Lane Office Building SP-2007-0552D

Motioned By: Phil Moncada

Seconded by: Rodney Ahart

Recommendation

The Environmental Board recommended conditional approval to a variance request to Land Development Code Section 25-8-341 and 342 1) To allow cut /fill over 4 feet.

STAFF CONDITIONS:

The applicant will stabilize and restore the areas of fill with: 1) City of Austin Standard 604s Seeding for Erosion Control and 2) Provide native Class 1 or II Hill Country species trees planted 30 feet on center 2) The applicant will provide enhanced erosion and sedimentation controls below the fill area to ensure all eroded sediments remain on site. The areas of fill will be completely encircled by a rock berm on the downhill side followed by silt fence. The slope will be covered with erosion matting until the revegetation is fully established. 3) The applicant will limit cut to 11 feet and fill to 14 feet. 4) All slopes created from fill material will be less than or equal to a 3:1 slope

BOARD CONDITIONS:

Remove Sandy Loam topsoil and change to non steril topsoil.

RATIONALE; Findings of fact have been met p Texas Department of Transportation will not allow access to 2244.

Vote 6-0-0-0

For: Ahart, Anderson, Beall Maxwell, Moncada and Neely

Against:

Abstain:

Absent:

Recused:

Vacant 1

Approved By:

Dave Anderson P.E., CFM
Environmental Board Chair

DRAFT



ENVIRONMENTAL BOARD MOTION 082008-5c

Date: August 20, 2008

Subject: 222 and 300 East Riverside Drive PUD

Motioned By: Phil Moncada

Seconded by: Mary Ann Neely

Recommendation

The Environmental Board recommended conditional approval to 222 and 300 East Riverside Dr. PUD. Zoning From L-V-NP Tract 1 and L-NP –Tract 2, Zoning to PUD (Planned Unit Development)-Tract 1 and Tract 2

RATIONALE:

Save Town Lake, South River City Citizens, Neighborhood groups are in support of this proposed Planned Unit Development per term sheet dated April 17, 2008. The extension of the Hike and Bike trail will provide enhancements to Lady Bird Lake and help with future connecting of the trail. Motion approved on Board member Phil Moncada and Board member Mary Ann Neely second. [Vote 6-0 one vacancy]

Vote 6-0-0-0

For: Ahart, Anderson, Beall Maxwell, Moncada and Neely

Against:

Abstain:

Absent:

Recused:

Vacant 1

Approved By:

Dave Anderson P.E., CFM
Environmental Board Chair



Attachment A

ITEM FOR ENVIRONMENTAL BOARD AGENDA

BOARD MEETING
DATE REQUESTED:

September 17, 2008

NAME & NUMBER
OF PROJECT:

Austin Del Valle Motorcross Park
SP-2007-0613D

NAME OF APPLICANT
OR ORGANIZATION:

Espey Consultants, Inc.
(Ron Crane – Phone 326-5659)

LOCATION:

14600 Pearce Road

PROJECT FILING DATE:

October 29, 2007

WPDR/ENVIRONMENTAL
STAFF:

Patricia Foran, 974-3427
patricia.foran@ci.austin.tx.us

WPDR/
CASE MANAGER:

Nikki Hoelter, 974-2863
nikki.hoelter@ci.austin.tx.us

WATERSHED:

Dry Creek East Watershed (Suburban)
Desired Development Zone

ORDINANCE:

Comprehensive Watershed Ordinance (current Code)

REQUEST:

Variance requests to: 1) alter the floodplain (LDC 25-7-61(A)(5)(b)); 2) not provide water quality controls per COA requirements (LDC 25-8-211(B)); 3) encroach within wetland critical environmental features and associated setback (LDC 25-8-282); 4) unstabilized fill up to 16 feet (LDC 25-8-342); 5) construct up to 3.59 acres of impervious cover (track) and construct water quality controls within the CWQZ (LDC 25-8-392); and 6) exceed 30% impervious cover in the WQTZ by constructing up to 2.61 acres (11,362 square feet) impervious cover, 1.74 acres (75,795 square feet) of which is in the 100 year floodplain, 1.74 acres (75,795 square feet) of which is in the 100 year floodplain (LDC 25-8-393(A)).

STAFF RECOMMENDATION: Not recommended for all variance requests because the findings of fact have not been met.



MEMORANDUM

TO: Betty Baker, Chairperson
Members of the Zoning and Platting Commission

FROM: Patricia Foran, Environmental Reviewer
Watershed Protection and Development Review Department

DATE: June 17, 2008

SUBJECT: Austin Del Valle Motorcross Park/ SP-2007-0613D
14600 Pearce Lane

Description of Project Area

The 45.95-acre site is located at 14600 Pearce Lane. It is bounded by Pearce Lane on the south, unimproved pastureland on the west and east, and by improved pastureland on the north. The site is within the Dry Creek East Watershed, which is classified as Suburban. The site is in the Desired Development Zone. It is not located over the Edwards Aquifer Recharge Zone. Dry Creek, a major waterway, is located along the northern border of the site. There are two tributaries which flow into Dry Creek that also impact this property; one tributary is located along the west side adjacent to the property boundary, and the other tributary enters the property through a culvert that runs under Pearce Lane and proceeds north (the current position of the track prevents this tributary from reaching Dry Creek). There is critical water quality zone (CWQZ) (12.02 acres), water quality transition zone (WQTZ) (10.98 acres), and 100-year floodplain on this property associated with Dry Creek. The site is currently developed with the motorcross track, stock ponds, and a small office. This site has been issued red tags for development without a permit on December 8, 2003 and March 7, 2007. The site plan proposes to permit the existing tracks (main track, quick cross, and free cross), parking and maintenance area, and water quality, and detention pond.

The Land Development Code (LDC) does not address construction of a motorcross track or related development in general, and more specifically, one located within a floodplain. The track is considered to be impervious cover by staff since it is intended for "vehicular use". However, the nature of the motorcross track requires the soil to be maintained regularly in order to achieve optimal loose track conditions. The track soils may be noncompacted and allow water to percolate through, although it is difficult to determine the exact rate since there are various levels of fill throughout the track, and any pervious quality would be affected by use by the motorcross vehicles and heavy maintenance equipment. The pervious characteristics of the track are dependent on regular maintenance.

Hydrogeologic Report

The topography of the site ranges from 482 to 432 feet above mean sea level, generally sloping from south to north. The majority of the site has slopes less than 15%; all development is proposed on slopes less than 15%.

The project area consists of four soil types: Trinity clay, frequently flooded; Houston Black clay, one to three percent slopes; Heiden clay, five to eight percent slopes; and Heiden clay, three to five percent slopes.

Vegetation

The vegetation within the project area is composed of vegetation typically associated with post agricultural practices including Johnson grass, Bermuda grass, and Cedar elm. Canopy trees were found along Dry Creek including Hackberry, Mesquite, and Cedar elm. Wetland indicator species were identified by staff. Significant portions of the site are currently unvegetated.

Critical Environmental Features

Site visits conducted by Watershed Protection staff determined that there are wetland critical environmental features (CEFs) on the subject tract. Wetland indicator plant species were found around stock ponds and within the track area in the CWQZ. The applicant is proposing to mitigate for the CEFs by revegetating two existing stock ponds and areas in between the motocross track. However, the proposed mitigation is not occurring at a one-to-one replacement ratio and is not preserving the natural and traditional character of the land and waterway within the CWQZ. Staff appreciates the collaborative effort in which the applicant has handled the discussions regarding mitigation. However, Environmental Resource Management staff believes that removing the track from the CWQZ and mitigating the loss of wetland habitat by revegetating the CWQZ with native seeding and plants would provide superior preservation and protection of the natural and traditional character of the land and waterway, compared to the current site plan and mitigation proposed by the applicant.

Water/Wastewater Report

No water/wastewater service is requested. Stock ponds will provide water for dust suppression. Portable toilets will be provided.

Variances Requested

The variances requested by the applicant are to:

- 1) alter the floodplain (LDC 25-7-61(A)(5)(b));
- 2) not provide water quality controls (LDC 25-8-211(B));
- 3) encroach within wetland critical environmental features and associated setback (LDC 25-8-282);
- 4) unstabilized fill up to 16 feet (LDC 25-8-342);
- 5) construct up to 3.59 acres (156,380 square feet) of impervious cover (track), and construct water quality controls within the CWQZ (LDC 25-8-392); and
- 6) exceed 30% impervious cover in the WQTZ by constructing up to 2.61 acres (11,362 square feet) impervious cover, 1.74 acres (75,795 square feet) of which is in the 100 year floodplain (LDC 25-8-393(A)).

Similar Cases

There is no precedence for construction of a motorcross in a floodplain.

Recommendations:

Staff does not recommend any of the variances because the findings of fact have not been met.

Although staff is not able to recommend the variances, it is important to note that staff has worked closely with the applicant in an effort to reduce the impact of the proposed project as much as possible. A significant outcome of the meetings and discussions was a series of conditions that the applicant agreed to implement as part of the approval of site plan. These conditions include:

1. Implement a track maintenance plan as approved by staff through a restrictive covenant;
2. Revegetate the project area with COA specification 609S for seeding and planting and 604S for seeding as indicated in the approved plan set.
3. Provide permanent mulch sock on the downstream perimeter of the track, and vegetate with COA specification 604S for seeding as indicated in the approved plan set.
4. Enhance the existing wetlands associated with the stockponds using COA specification 609S for seeding and planting as indicated in the approved plan set.
5. Stabilize all outfalls/channels associated with the stock ponds.
6. Implement an Integrated Pest Management Plan and prohibit the use of fertilizers, herbicides, and pesticides (through a restrictive covenant).
7. Clearly delineate areas to be used as track, access paths to and from track, and parking area using rope, signs, boulders, or other equivalent barriers.
8. Restrict maintenance equipment to operate only within proposed track (through a restrictive covenant).
9. Provide a permanent irrigation system to be used for dust suppression and irrigation for vegetation.
10. Provide Gambusia in the stock tanks to control mosquitoes.

Staff proposes that these conditions (at a minimum) be considered as part of any motion to recommend or approve these variances.

If you have any questions or need additional information, please contact Patricia Foran at 974-3427.



Patricia Foran, Environmental Review Specialist Senior
Watershed Protection and Development Review Department

Environmental Program Coordinator:


Ingrid McDonald

Environmental Officer:


Patrick Murphy



**Watershed Protection and Development Review Department
Staff Recommendations Concerning Required Findings
Water Quality Variances**

Application Name:	Austin Del Valle Motorcross Park
Application Case No:	SP-2007-0613D
Code Reference:	LDC 25-7-61(A)(5)(b)
Variance Request:	To not preserve the natural and traditional character of the land and waterway

A. Land Use Commission variance determinations from Chapter 25-8, Subchapter A – Water Quality of the City Code:

1. The requirement will deprive the applicant of a privilege or the safety of property given to owners of other similarly situated property with approximately contemporaneous development.

No The requirement to maintain the natural and traditional character of the land will not deprive the applicant of a privilege or safety given to owners of similarly situated property. Similar properties do not have this type of development.

2. The variance:

- a) Is not based on a condition caused by the method chosen by the applicant to develop the property, unless the development method provides greater overall environmental protection than is achievable without the variance;

No The applicant has chosen to develop the motorcross track in the floodplain. The development method does not provide greater overall protection than is achievable without this variance.

- b) Is the minimum change necessary to avoid the deprivation of a privilege given to other property owners and to allow a reasonable use of the property;

No The applicant could develop the property in a manner that would result in less disturbance and long-term impact.

- c) Does not create a significant probability of harmful environmental consequences; and

No The motorcross track must be constantly regraded to achieve the appropriate texture of soil, and to maintain the desired height of jumps. As a result of this dynamic nature of the proposed activity, erosion and sedimentation is a significant concern, particularly due to the fact that this project is located primarily in the CWQZ and 100 year floodplain.

3. Development with the variance will result in water quality that is at least equal to the water quality achievable without the variance.

No The applicant has proposed to enhance the existing wetlands along the stock ponds which should perform some water quality function, and provide a track maintenance plan that addresses potential pollutants associated with the motorcross track, such as sediments, and oil and grease. However, the location of this project in the floodplain and CWQZ removes a significant portion of land that would typically provide water quality, and the proposed activities could negatively affect the receiving waterways. Therefore, the water quality that will result from the variance is not equal to what would be achievable without this variance.

B. Additional Land Use Commission variance determinations for a requirement of Section 25-8-393 (Water Quality Transition Zone), Section 25-8-423 (Water Quality Transition Zone), Section 25-8-453 (Water Quality Transition Zone), or Article 7, Division 1 (Critical Water Quality Zone Restrictions):

1. The above criteria for granting a variance are met:

N/A

2. The requirement for which a variance is requested prevents a reasonable, economic use of the entire property; and

N/A

3. The variance is the minimum change necessary to allow a reasonable, economic use of the entire property.

N/A

Reviewer Name: Patricia Foran

Reviewer Signature: *Patricia Foran*

Date: June 2, 2008

Staff may recommend approval of a variance after answering all applicable determinations in the affirmative (YES).



**Watershed Protection and Development Review Department
Staff Recommendations Concerning Required Findings
Water Quality Variances**

Application Name:	<i>Austin Del Valle Motorcross Park</i>
Application Case No:	<i>SP-2007-0613D</i>
Code Reference:	<i>LDC 25-8-211(B)</i>
Variance Request:	<i>To not provide water quality controls</i>

A. Land Use Commission variance determinations from Chapter 25-8, Subchapter A – Water Quality of the City Code:

1. The requirement will deprive the applicant of a privilege or the safety of property given to owners of other similarly situated property with approximately contemporaneous development.

No The requirement to not provide water quality controls per LDC will not deprive the applicant of a privilege or safety given to owners of similarly situated property.

2. The variance:

- a) is not based on a condition caused by the method chosen by the applicant to develop the property, unless the development method provides greater overall environmental protection than is achievable without the variance;

No The applicant has chosen to place a significant portion of the motorcross track within the CWQZ, WQTZ, and 100 year floodplain. The development method does not provide greater overall protection than is achievable without this variance.

- b) Is the minimum change necessary to avoid the deprivation of a privilege given to other property owners and to allow a reasonable use of the property;

No The applicant could develop the property for more reasonable uses other than a motorcross track.

- c) Does not create a significant probability of harmful environmental consequences; and

No The motorcross track must be constantly regraded to achieve the appropriate texture of soil, and to maintain the desired height of jumps. As a result of this

dynamic nature of the proposed activity, erosion and sedimentation is a significant concern, particularly due to the fact that this project is located primarily in the CWQZ, WQTZ, and 100 year floodplain.

3. Development with the variance will result in water quality that is at least equal to the water quality achievable without the variance.

No The applicant has proposed to: enhance the existing wetlands along the stock ponds which should perform some water quality function; and provide a track maintenance plan that addresses potential pollutants associated with the motorcross track, such as sediments, and oil and grease. However, the location of this project in the CWQZ removes a significant portion of land that would typically provide water quality, and the proposed activities could negatively affect the receiving waterways. Therefore, the water quality that will result from the variance is not equal to what would be achievable without this variance.

B. Additional Land Use Commission variance determinations for a requirement of Section 25-8-393 (Water Quality Transition Zone), Section 25-8-423 (Water Quality Transition Zone), Section 25-8-453 (Water Quality Transition Zone), or Article 7, Division 1 (Critical Water Quality Zone Restrictions):

1. The above criteria for granting a variance are met;

N/A

2. The requirement for which a variance is requested prevents a reasonable, economic use of the entire property; and

N/A

3. The variance is the minimum change necessary to allow a reasonable, economic use of the entire property.

N/A

Reviewer Name: Patricia Foran

Reviewer Signature: 

Date: May 12, 2008

Staff may recommend approval of a variance after answering all applicable determinations in the affirmative (YES).



**Watershed Protection and Development Review Department
Staff Recommendations Concerning Required Findings
Water Quality Variances**

Application Name:	<i>Austin Del Valle Motorcross Park</i>
Application Case No:	SP-2007-0613D
Code Reference:	<i>LDC 25-8-282</i>
Variance Request:	<i>To encroach within wetland critical environmental features and the associated setbacks</i>

A. Land Use Commission variance determinations from Chapter 25-8, Subchapter A – Water Quality of the City Code:

1. The requirement will deprive the applicant of a privilege or the safety of property given to owners of other similarly situated property with approximately contemporaneous development.

No The requirement to protect wetlands and maintain an appropriate buffer will not deprive the applicant of a privilege or safety given to owners of similarly situated property. Most property in the vicinity of this project is undeveloped agricultural land.

2. The variance:

- a) Is not based on a condition caused by the method chosen by the applicant to develop the property, unless the development method provides greater overall environmental protection than is achievable without the variance;

No The applicant is choosing to develop the motorcross track within the CWQZ and wetlands, rather than designing around these areas. The development method does not provide greater overall protection than is achievable without this variance. The applicant is proposing to mitigate for the CEFs by revegetating two existing stock ponds and areas in between the motocross track. However, the proposed mitigation is not occurring at a one-to-one replacement ratio and is not preserving the natural and traditional character of the land and waterway within the CWQZ. Relocating the track outside of the CWQZ and mitigating the loss of wetland habitat by revegetating the CWQZ with native seeding and plants would provide superior preservation and protection of the natural and traditional character of the land and waterway, compared to the current site plan and mitigation proposed by the applicant.

- b) Is the minimum change necessary to avoid the deprivation of a privilege given to other property owners and to allow a reasonable use of the property;

No The applicant could develop the property in a manner that would result in less disturbance and long-term impact.

- c) Does not create a significant probability of harmful environmental consequences; and

No The motorcross track must be constantly regraded to achieve the appropriate texture of soil, and to maintain the desired height of jumps. As a result of this dynamic nature of the proposed activity, erosion and sedimentation is a significant concern, particularly due to the fact that this project is located primarily in the CWQZ and 100 year floodplain.

3. Development with the variance will result in water quality that is at least equal to the water quality achievable without the variance.

No The applicant has proposed to: enhance the existing wetlands along the stock ponds which should perform some water quality function, and provide a track maintenance plan that addresses potential pollutants associated with the motorcross track, such as sediments, and oil and grease. However, the location of this project in the CWQZ removes a significant portion of land that would typically provide water quality, and the proposed activities could negatively affect the receiving waterways. Therefore, the water quality that will result from the variance is not equal to what would be achievable without this variance.

B. Additional Land Use Commission variance determinations for a requirement of Section 25-8-393 (Water Quality Transition Zone), Section 25-8-423 (Water Quality Transition Zone), Section 25-8-453 (Water Quality Transition Zone), or Article 7, Division 1 (Critical Water Quality Zone Restrictions):

1. The above criteria for granting a variance are met;

N/A

2. The requirement for which a variance is requested prevents a reasonable, economic use of the entire property; and

N/A

3. The variance is the minimum change necessary to allow a reasonable, economic use of the entire property.

N/A

Reviewer Name: Patricia Foran

Reviewer Signature: *Patricia Foran*

Date: June 2, 2008

Staff may recommend approval of a variance after answering all applicable determinations in the affirmative (YES).



**Watershed Protection and Development Review Department
Staff Recommendations Concerning Required Findings
Water Quality Variances**

Application Name: *Austin Del Valle Motorcross Park*
Application Case No: *SP-2007-0613D*
Code Reference: *LDC 25-8-342(A) and (B)*
Variance Request: *To fill up to 16 feet and not establish restore and stabilize fill*

A. Land Use Commission variance determinations from Chapter 25-8, Subchapter A – Water Quality of the City Code:

1. The requirement will deprive the applicant of a privilege or the safety of property given to owners of other similarly situated property with approximately contemporaneous development.

No The type of development proposed by the applicant is unique compared to similar development activities occurring contemporaneously. As a result, the requirement to fill less than four feet and to stabilize the fill will not deprive the applicant of a privilege or safety given to owners of similarly situated property.

2. The variance:

- a) Is not based on a condition caused by the method chosen by the applicant to develop the property, unless the development method provides greater overall environmental protection than is achievable without the variance;

No The nature of a motorcross cross track requires steep hill and valley topography. In order to achieve this topography, the applicant is proposing fill up to 16 feet in certain areas of the track. The development method does not provide greater overall protection than is achievable without this variance.

- b) Is the minimum change necessary to avoid the deprivation of a privilege given to other property owners and to allow a reasonable use of the property;

No The applicant could develop the property in a manner that would result in less disturbance and long-term impact.

- c) Does not create a significant probability of harmful environmental consequences; and

No The motorcross track must be constantly regraded to achieve the appropriate texture of soil, and to maintain the desired height of jumps. As a result of this dynamic nature of the proposed activity, erosion and sedimentation is a significant concern, particularly due to the fact that this project is located primarily in the CWQZ and 100 year floodplain.

3. Development with the variance will result in water quality that is at least equal to the water quality achievable without the variance.

No The applicant has proposed to: 1) enhance the existing wetlands along the stock ponds which should perform some water quality function; and 2) provide a track maintenance plan that addresses potential pollutants associated with the motorcross track, such as sediments, and oil and grease. However, the location of this project in the CWQZ removes a significant portion of land that would typically provide water quality, and the proposed activities could negatively affect the receiving waterways. Therefore, the water quality that will result from the variance is not equal to what would be achievable without this variance.

B. Additional Land Use Commission variance determinations for a requirement of Section 25-8-393 (Water Quality Transition Zone), Section 25-8-423 (Water Quality Transition Zone), Section 25-8-453 (Water Quality Transition Zone), or Article 7, Division 1 (Critical Water Quality Zone Restrictions):

1. The above criteria for granting a variance are met;

N/A

2. The requirement for which a variance is requested prevents a reasonable, economic use of the entire property; and

N/A

3. The variance is the minimum change necessary to allow a reasonable, economic use of the entire property.

N/A

Reviewer Name: Patricia Foran

Reviewer Signature:



Date: June 2, 2008

Staff may recommend approval of a variance after answering all applicable determinations in the affirmative (YES).



**Watershed Protection and Development Review Department
Staff Recommendations Concerning Required Findings
Water Quality Variances**

Application Name:	<i>Austin Del Valle Motorcross Park</i>
Application Case No:	<i>SP-2007-0613D</i>
Code Reference:	<i>LDC 25-8-392</i>
Variance Request:	<i>To construct up to 3.59 acres of impervious cover, and construct water quality controls within the CWQZ</i>

A. Land Use Commission variance determinations from Chapter 25-8, Subchapter A – Water Quality of the City Code:

1. The requirement will deprive the applicant of a privilege or the safety of property given to owners of other similarly situated property with approximately contemporaneous development.

No The requirement to not development within the CWQZ will not deprive the applicant of a privilege or safety given to owners of similarly situated property. Most property in the vicinity of this project is undeveloped agricultural land.

2. The variance:

- a) Is not based on a condition caused by the method chosen by the applicant to develop the property, unless the development method provides greater overall environmental protection than is achievable without the variance;

No The applicant has chosen to place the motorcross track and water quality controls within the CWQZ even though a significant portion of this site is not CWQZ. The development method does not provide greater overall protection than is achievable without this variance.

- b) Is the minimum change necessary to avoid the deprivation of a privilege given to other property owners and to allow a reasonable use of the property;

No The applicant could develop the property in a manner that would result in less disturbance and long-term impact.

- c) Does not create a significant probability of harmful environmental consequences; and

No The motorcross track must be constantly regraded to achieve the appropriate texture of soil, and to maintain the desired height of jumps. As a result of this dynamic nature of the proposed activity, erosion and sedimentation is a significant concern, particularly due to the fact that this project is located primarily in the CWQZ and 100 year floodplain. Furthermore, any water quality function that the proposed controls will provide may be impeded by its location in the CWQZ.

3. Development with the variance will result in water quality that is at least equal to the water quality achievable without the variance.

No The applicant has proposed to: enhance the existing wetlands along the stock ponds which should perform some water quality function, and provide a track maintenance plan that addresses potential pollutants associated with the motorcross track, such as sediments, and oil and grease. However, the location of this project in the CWQZ removes a significant portion of land that would typically provide water quality, and the proposed activities could negatively affect the receiving waterways. Therefore, the water quality that will result from the variance is not equal to what would be achievable without this variance.

B. Additional Land Use Commission variance determinations for a requirement of Section 25-8-393 (Water Quality Transition Zone), Section 25-8-423 (Water Quality Transition Zone), Section 25-8-453 (Water Quality Transition Zone), or Article 7, Division 1 (Critical Water Quality Zone Restrictions):

1. The above criteria for granting a variance are met;

No The applicant has chosen to develop the property in a manner that would result in significant post construction disturbance, and has chosen to place the track within the CWQZ, WQTZ, 100 year floodplain, and within CEFs rather than design area these areas.

2. The requirement for which a variance is requested prevents a reasonable, economic use of the entire property; and

No The applicant has chosen a use that is not appropriate for the conditions of the site.

3. The variance is the minimum change necessary to allow a reasonable, economic use of the entire property.

No The applicant has chosen a use that is not appropriate for the conditions of the site.

Reviewer Name: Patricia Foran

Reviewer Signature: 

Date: June 2, 2008

Staff may recommend approval of a variance after answering all applicable determinations in the affirmative (YES).



**Watershed Protection and Development Review Department
Staff Recommendations Concerning Required Findings
Water Quality Variances**

Application Name:	Austin Del Valle Motorcross Park
Application Case No:	SP-2007-0613D
Code Reference:	LDC 25-8-393(A)
Variance Request:	<i>To exceed 30% impervious cover in the water quality transition zone by constructing up to 2.61 acres of impervious cover, including 1.74 acres in the 100 year floodplain</i>

A. Land Use Commission variance determinations from Chapter 25-8, Subchapter A – Water Quality of the City Code:

1. The requirement will deprive the applicant of a privilege or the safety of property given to owners of other similarly situated property with approximately contemporaneous development.

No The requirement to construction only 30% impervious cover in the water quality transition zone (WQTZ) will not deprive the applicant of a privilege or safety given to owners of similarly situated property.

2. The variance:

- a) Is not based on a condition caused by the method chosen by the applicant to develop the property, unless the development method provides greater overall environmental protection than is achievable without the variance;

No The applicant has placed a significant portion of the motorcross track within the WQTZ, CWQZ, and 100 year floodplain rather than designing around these areas. The development method does not provide greater overall protection than is achievable without this variance.

- b) Is the minimum change necessary to avoid the deprivation of a privilege given to other property owners and to allow a reasonable use of the property;

No The applicant could develop the property with more reasonable uses other than a motorcross track.

- c) Does not create a significant probability of harmful environmental consequences; and

No The motorcross track must be constantly regraded to achieve the appropriate texture of soil, and to maintain the desired height of jumps. As a result of this dynamic nature of the proposed activity, erosion and sedimentation is a significant concern, particularly due to the fact that this project is located primarily in the CWQZ and 100 year floodplain.

3. Development with the variance will result in water quality that is at least equal to the water quality achievable without the variance.

No The applicant has proposed to: enhance the existing wetlands along the stock ponds which should perform some water quality function, and provide a track maintenance plan that addresses potential pollutants associated with the motorcross track, such as sediments, and oil and grease. However, the location of this project in the CWQZ removes a significant portion of land that would typically provide water quality, and the proposed activities could negatively affect the receiving waterways. Therefore, the water quality that will result from the variance is not equal to what would be achievable without this variance.

B. Additional Land Use Commission variance determinations for a requirement of Section 25-8-393 (Water Quality Transition Zone), Section 25-8-423 (Water Quality Transition Zone), Section 25-8-453 (Water Quality Transition Zone), or Article 7, Division 1 (Critical Water Quality Zone Restrictions):

1. The above criteria for granting a variance are met;

No The applicant has chosen to develop the property in a manner that would result in significant post construction disturbance, and has chosen to place the track within the CWQZ, WQTZ, 100 year floodplain, and within CEF's rather than design area these areas.

2. The requirement for which a variance is requested prevents a reasonable, economic use of the entire property; and

No The applicant has chosen a use that is not appropriate for the conditions of the site.

3. The variance is the minimum change necessary to allow a reasonable, economic use of the entire property.

No The applicant has chosen a use that is not appropriate for the conditions of the site.

Reviewer Name: Patricia Foran

Reviewer Signature: *Patricia Foran*

Date: May 12, 2008

Staff may recommend approval of a variance after answering all applicable determinations in the affirmative (YES).

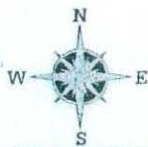
DIRECTIONS TO AUSTIN DEL VALLE MOTORCROSS PARK

SP-2007-0613D

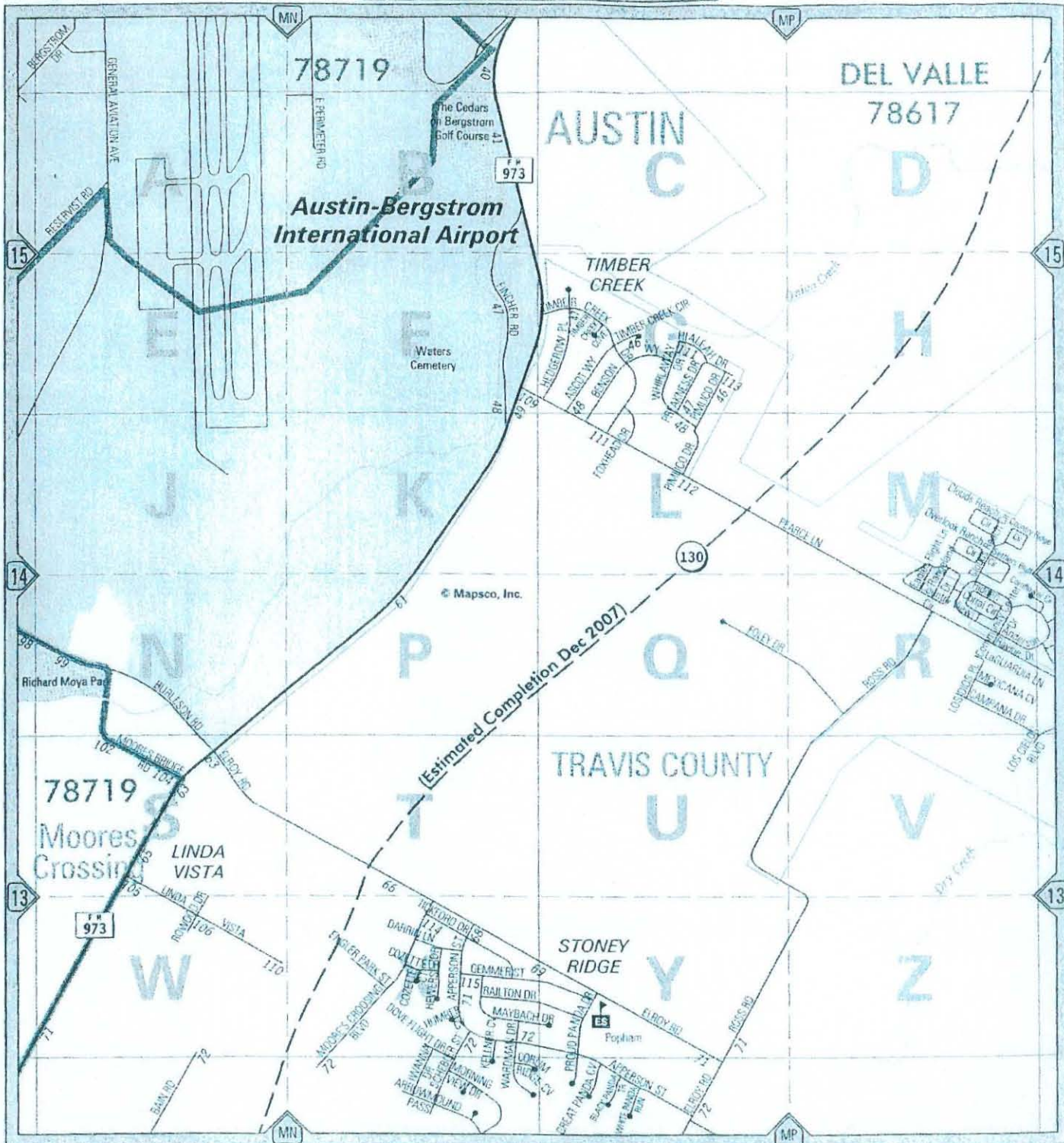
This project is located within the 2-mile ETJ.

Austin Del Valle Motorcross Park is located at 14600 Pearce Lane.

Take Highway 71 east past Austin-Bergstrom International Airport. Approximately ¼ mile after State Highway 130, make a right onto Ross Road. Take Ross Road approximately ½ mile to Pearce Lane. Make a left onto Pearce Lane. Take Pearce Lane approximately 1.5 miles; the entrance to the site is on the left.



CONTINUED ON MAP 647



CONTINUED ON MAP 676

CONTINUED ON MAP 707

CONTINUED ON MAP 678



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Espey Consultants, Inc.
Environmental & Engineering Services

June 4, 2008

Ms. Victoria Hsu, P.E., Director
City of Austin
Watershed Protection and Development Review Department
505 Barton Springs Road
Austin, TX 78704

Dear Ms.Hsu,

Watershed Variances - Findings of Fact

As required in LDC Section 25-8-41, in order to grant a variance the Planning Commission must make the following findings of fact:

Project:	Austin Del Valle Motocross Park	
Case Number:	SP-2007-0613D	
Ordinance Standards:	LDC 25-8-341	Cut Requirements (> 4').
	LDC 25-8-342 (A & B)	Fill Requirements (> 4') and not stabilizing fill.
	LDC 25-7-96	Construction within the CWQZ.
	LDC 25-8-281(C)	For encroaching on a CEF setback.
	LDC 25-8-392	For development in the CWQZ.
	LDC 25-8-211(b)	Water Quality Controls
	LDC 25-7-61	For not maintaining the natural and traditional character with a floodplain modification.

JUSTIFICATION

1. Are there special circumstances applicable to the property involved where strict application deprives such property owner of privileges or safety enjoyed by other similarly situated property with similarly timed development?

Yes. This development will consist of groomed earthen sports trails, associated parking and operations areas. These sports trails do not exactly fit the exact definition of traditional impervious cover, as being "impermeable construction covering the natural land surface". While they are to be used for off-road vehicles, they are to be constructed in a way to allow for precipitation and moisture to be absorbed into the ground and maintain permeability; much like the fairway of a golf course. In their operations these sports trails require that moisture be applied frequently.

If the sports trails were not considered impervious cover, then the other areas of this development (parking and operations) would then approach the threshold of 20% impervious cover on the net site area calculations.

A portion of the proposed trails will encroach on the 25-year floodplain of Dry East Creek. This floodplain encroachment is permissible as an exception for recreational uses such as a golf course or parkland (LDC 25-7-96). Several Austin area golf courses have cart paths and

associated grading located within the CWQZ. Moreover, the proposed recreational use of sports trails may be considered to have less of an environmental impact than a golf course; as the motocross park will not have the operational requirements of pesticides and herbicides commonly used to maintain golf courses.

2. Does the project demonstrate minimum departures from the terms of the ordinance necessary to avoid such deprivation of privileges enjoyed by such other property and to facilitate a reasonable use, and which will not create significant probabilities of harmful environmental consequences?

Yes. Unlike golf courses no pesticides or herbicides are required to maintain the recreational use of sports trails. Furthermore, down gradient of the sports trails there will be several Best Management Practices (BMPs) that will reduce potential environmental consequences, and act as alternative water quality control measures. The implementation of the BMPs are described in the 7-page document entitled - Austin Del Valle Motocross Park - Track Management Plan.

3. The proposal does not provide special privileges not enjoyed by other similarly situated properties with similarly timed development, and is not based on a special or unique condition which was created as a result of the method by which a person voluntarily subdivided land?

Yes. This development will consist of groomed earthen sports trails, associated parking and operations areas. A portion of the proposed trails will encroach on the 25-year floodplain of Dry East Creek. This floodplain encroachment is permissible as an exception for recreational uses such as a golf course or parkland. Several Austin area golf courses have cart paths and associated grading located within the CWQZ. The special or unique conditions of this tract did not result from a voluntary subdivision.

4. For a variance from the requirements for development within the Critical Water Quality Zone and/or Water Quality Transition Zone: Does the application of restrictions leave the property owner without any reasonable, economic use of the entire property?

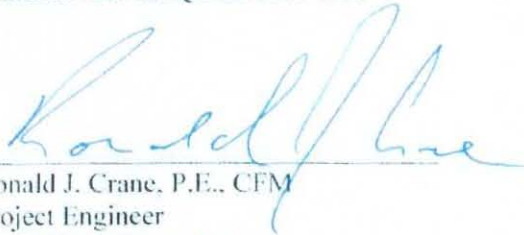
Yes. The majority of the site is located either within the Critical Water Quality Zone, Water Quality Transition Zone or the Zone A floodplain as designated by FEMA. Due to these limitations, the only economic use of this tract is for recreation, such as groomed earthen sports trails.

5. For variances in the Barton Springs Zone, in addition to the above findings, the following additional finding must be included: Does the proposal demonstrate water quality equal to or better than would have resulted had development proceeded without the variance?

Not located in the Barton Springs Zone.



VARIANCE REQUESTED BY:



Ronald J. Crane, P.E., CFM
Project Engineer
Espey Consultants, Inc.



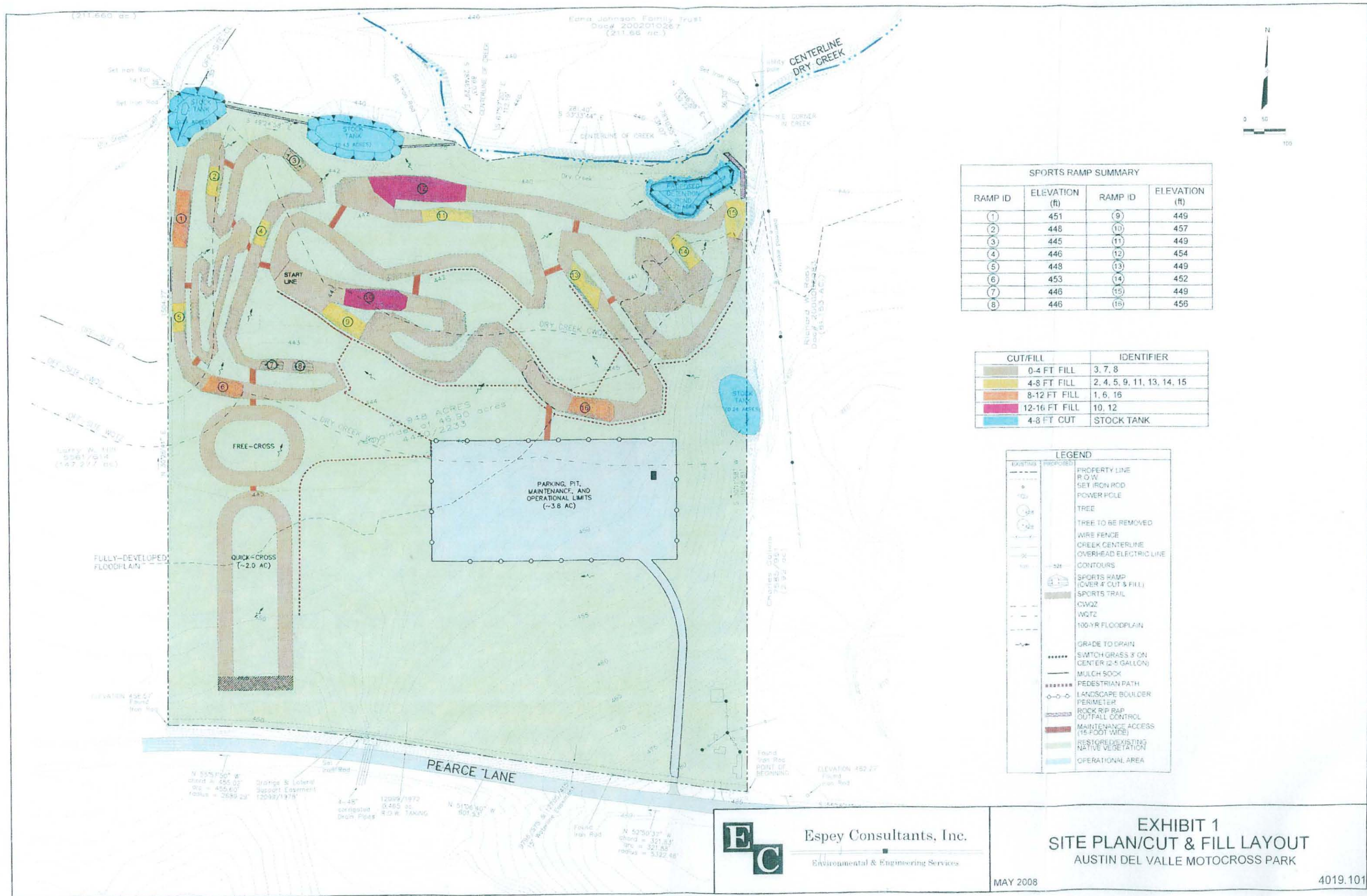
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SPORTS RAMP SUMMARY			
RAMP ID	ELEVATION (ft)	RAMP ID	ELEVATION (ft)
1	451	9	449
2	448	10	457
3	445	11	449
4	446	12	454
5	448	13	449
6	453	14	452
7	446	15	449
8	446	16	456

CUT/FILL	IDENTIFIER
0-4 FT FILL	3, 7, 8
4-8 FT FILL	2, 4, 5, 9, 11, 13, 14, 15
8-12 FT FILL	1, 6, 16
12-16 FT FILL	10, 12
4-8 FT CUT	STOCK TANK

LEGEND	
EXISTING	PROPOSED
---	PROPERTY LINE
---	R.O.W.
---	SET IRON ROD
---	POWER POLE
○	TREE
○	TREE TO BE REMOVED
---	WIRE FENCE
---	CREEK CENTERLINE
---	OVERHEAD ELECTRIC LINE
---	CONTOURS
---	SPORTS RAMP (OVER 4' CUT & FILL)
---	SPORTS TRAIL
---	CWQ2
---	WQT2
---	100-YR FLOODPLAIN
---	GRADE TO DRAIN
---	SWITCH GRASS 3' ON CENTER (2-5 GALLON)
---	MULCH SOCK
---	PEDESTRIAN PATH
---	LANDSCAPE BOULDER PERIMETER
---	ROCK RIP RAP OUTFALL CONTROL
---	MAINTENANCE ACCESS (15 FOOT WIDE)
---	RESTORED/EXISTING NATIVE VEGETATION
---	OPERATIONAL AREA



Espey Consultants, Inc.
Environmental & Engineering Services

EXHIBIT 1
SITE PLAN/CUT & FILL LAYOUT
AUSTIN DEL VALLE MOTOCROSS PARK

MAY 2008

4019.101

**ITEM FOR ENVIRONMENTAL BOARD AGENDA****BOARD MEETING****DATE REQUESTED:** September 10, 2008**NAME & NUMBER
OF PROJECT:** 328 HEARTWOOD
SP-2008-0091D**NAME OF APPLICANT
OR ORGANIZATION:** King Engineering Associates, Inc.
[Contact: Aaron Googins-(512) 462-4921]**LOCATION:** 328 Heartwood Drive**PROJECT FILING DATE:** March 18, 2008**WPDR/ENVIRONMENTAL
STAFF:** Craig Carson, 974-7690
craig.carson@ci.austin.tx.us**WPDR/
CASE MANAGER:** Chris Yanez, 974-1810
chris.yanezi@ci.austin.tx.us**WATERSHED:** Williamson Creek Watershed (Suburban)
Desired Development Zone**ORDINANCE:
REQUEST:** Comprehensive Watershed Ordinance (current Code)
Variance requests are as follows:
1. To allow fill up to 7.5 feet [LDC Section 25-8-342]; and
2. To allow development in the Critical Water Quality Zone [LDC
Section 25-8-392].**STAFF RECOMMENDATION:** Not recommend.**REASONS FOR
RECOMMENDATION:** Findings of fact have not been met.



MEMORANDUM

TO: Dave Sullivan, Chairperson
Members of the Planning Commission

FROM: Craig Carson, Senior Environmental Reviewer
Watershed Protection and Development Review Department

DATE: September 10, 2008

SUBJECT: 328 Heartwood SP-2008-0091D

Variance Requests: To allow a fill up to 7.5 feet (LDC 25-8-342); and
To allow development within the Critical Water Quality Zone (LDC 25-8-392).

Description of Project Area

This is a 0.22 acre residential lot with a single family residence located on it. The lot is located in "The Community of Fairview Section 4" subdivision which was platted in 1968. This site is located in the Williamson Creek Watershed, which is classified as Suburban, and is not located within the Barton Springs Zone. The site is located within the City of Austin Full Purpose Jurisdiction and is zoned SF-2. The applicant has constructed a retaining wall/fence off the back of the house and in-filled it with fill material without obtaining a permit. This construction took place within the Critical Water Quality Zone of Williamson Creek, and contains fill up to 7.5 feet in depth. Additionally, the retaining wall/fence, and entire house are located within the both the FEMA and City of Austin 25 Year Floodplain. City of Austin Floodplain staff has determined that this retaining wall adversely modifies the floodplain by increasing the water elevation upstream of the constructed retaining wall/fence.

Vegetation

According to the A.E.C., Inc. February 19, 2008 Environmental Assessment, the site has a canopy cover of 40 to 60%, which is made up mostly of Hackberry and Cedar Elm. Ground cover is mainly composed of bloodweed, poison ivy, beggar grasses, and some native grasses in the easement area. Bermuda grass has been established on the inside of the retaining wall.

f d

Critical Environmental Features

According to the A.C.E., Inc. Environmental Assessment, there are no CEFs located on or within 150 feet of the property.

Water/Wastewater

The residence currently has City of Austin water and wastewater service.

Variance Request

A variance from LDC Section 25-8-342: To allow fill up to 7.5 feet.

The applicant has built a retaining wall/fence within the CWQZ and in-filled it with fill material up to 7.5 feet deep. The Land Development Code requires an environmental variance for fill greater than 4 feet within the Desired Development Zone if it is located within 100 feet of a classified waterway.

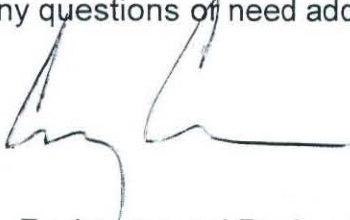
A variance from LDC Section 25-8-392: To allow construction of a retaining wall/fence in-filled with fill material within the Critical Water Quality Zone.

The applicant has built a retaining wall/fence and in-filled it with fill material within the Critical Water Quality Zone. This is not one of the allowed exceptions as provided in Article 7, Division 1 (Critical Water Quality Zone Restrictions), and therefore requires a variance to allow the constructed retaining wall/fence and fill material to remain.

Similar Cases: There are no similar cases.

Recommendations: Staff does not recommend these variances because they do not meet the findings of fact.

If you have any questions or need additional information, please feel free to contact me at 974-2711.



Craig Carson, Environmental Review Specialist
Watershed Protection and Development Review

Environmental Program Manager:


Ingrid McDonald

Environmental Officer:


J. Patrick Murphy



**Watershed Protection and Development Review Department
Staff Recommendations Concerning Required Findings
Water Quality Variances**

Application Name: 328 Heartwood
Application Case No: SP-2008-0091D
Code Reference: LDC Section 25-8-392
Variance Request: To allow construction within the Critical Water Quality Zone.

A. Land Use Commission variance determinations from Chapter 25-8, Subchapter A – Water Quality of the City Code:

1. The requirement will deprive the applicant of a privilege or the safety of property given to owners of other similarly situated property with approximately contemporaneous development.

No. The applicant's retaining wall/fence and subsequent in-filling of fill material will not deprive the applicant of a privilege or safety of property given to owners of other similarly situated property because there are no other similarly situated homes along this creek that have constructed retaining walls and placed fill within the Critical Water Quality Zone.

2. The variance:

- a) Is not based on a condition caused by the method chosen by the applicant to develop the property, unless the development method provides greater overall environmental protection than is achievable without the variance;

No. Because the applicant has already constructed the retaining wall/fence and in-filled it with fill material all within the Critical Water Quality Zone (CWQZ), the applicant has caused this condition and must request this variance to allow the development to stay. Additionally, this development in the CWQZ does not provide greater overall environmental protection because it causes water to back up during flood conditions, which increases erosion as the water redirected around this retaining wall/fence.

- b) Is the minimum change necessary to avoid the deprivation of a privilege given to other property owners and to allow a reasonable use of the property;

No. This development in the CWQZ was not the minimum necessary to avoid deprivation of a privilege given to other property owners for reasonable use of the property.

- c) Does not create a significant probability of harmful environmental consequences; and

No. This variance will increase harmful environmental consequences. There will be an increase in erosion potential as flood waters are diverted by the retaining wall/fence.

1 of 1

Additionally, this development increases the upstream flooding conditions because of its placement. Lastly, by in-filling this retaining wall/fence with fill material, there is an increased chance that once floodwaters over top the retaining wall/fence, sediment from the in-fill will be carried by flood waters down stream, thus increasing sedimentation of the Williamson Creek Watershed.

3. Development with the variance will result in water quality that is at least equal to the water quality achievable without the variance.

No. By re-directing floodwaters around this retaining wall/fence, the water's turbulence is increased and therefore will have a more erosive impact on the land form while flooding occurs. Additionally, by placing fill material inside the retaining wall/fence, significant additional sediment could be eroded from where it was placed once flood waters over top the retaining wall/fence.

B. Additional Land Use Commission variance determinations for a requirement of Section 25-8-393 (Water Quality Transition Zone), Section 25-8-423 (Water Quality Transition Zone), Section 25-8-453 (Water Quality Transition Zone), or Article 7, Division 1 (Critical Water Quality Zone Restrictions):

1. The above criteria for granting a variance are met;

No. The criteria for granting a variance are not met.

2. The requirement for which a variance is requested prevents a reasonable, economic use of the entire property; and

No. Although the entire property is located within the Critical Water Quality Zone and a variance of this type would be required with any development on this lot, it is ultimately the project design and location that impacts the environment. City of Austin Floodplain staff has determined that this retaining wall adversely modifies the floodplain by increasing the water elevation upstream of the constructed retaining wall/fence. This in turn will increase stream velocities which will increase erosion and sedimentation of Williamson Creek.

3. The variance is the minimum change necessary to allow a reasonable, economic use of the entire property.

No. This project was not designed in a manner which minimizes impact to the environment. The design could have been revised to limit adverse impacts to the floodplain while trying to minimize any additional sediment sources located within the FEMA and City of Austin 25 year floodplain and still allow reasonable, economical use of the entire property.

Reviewer Name: Craig Carson

Reviewer Signature: _____

Date: September 1, 2008

Staff may recommend approval of a variance after answering all applicable determinations in the affirmative (YES).

2 of 2



**Watershed Protection and Development Review Department
Staff Recommendations Concerning Required Findings
Water Quality Variances**

Application Name: 328 Heartwood
Application Case No: SP-2008-0091D
Code Reference: LDC Section 25-8-342
Variance Request: To allow fill greater than 4 feet.

A. Land Use Commission variance determinations from Chapter 25-8, Subchapter A – Water Quality of the City Code:

1. The requirement will deprive the applicant of a privilege or the safety of property given to owners of other similarly situated property with approximately contemporaneous development.

Yes. Other site plans around Austin have been granted variances to allow fill up to 7.5 feet in the past.

2. The variance:

- a) Is not based on a condition caused by the method chosen by the applicant to develop the property, unless the development method provides greater overall environmental protection than is achievable without the variance;

No. Because the applicant has already constructed the retaining wall/fence and in-filled it with fill material that is up to 7.5 feet deep, the applicant has caused this condition and must request this variance to allow the development to stay on this site. Additionally, by placing the retaining wall/fence and associated fill within the floodplain, there is an increased chance that significant erosion of the fill material would take place once flood waters over top the retaining wall/fence.

- b) Is the minimum change necessary to avoid the deprivation of a privilege given to other property owners and to allow a reasonable use of the property;

Yes. The proposed fill is the minimum necessary to in-fill the retaining wall/fence and provide the development's elevation required by the applicant.

- c) Does not create a significant probability of harmful environmental consequences; and

No. This variance will increase harmful environmental consequences. Any time flood waters top the retaining wall/fence, there is a significant probability that erosion of the fill material will occur, thus increasing the sedimentation of Williamson Creek.

3. Development with the variance will result in water quality that is at least equal to the water quality achievable without the variance.

No. The fill placed within the retaining wall/fence is also located within both the FEMA and City of Austin 25 year flood plain and when flood waters over top the structure there is a significant probability that erosion of the fill material will occur, thus increasing the sedimentation of Williamson Creek.

B. Additional Land Use Commission variance determinations for a requirement of Section 25-8-393 (Water Quality Transition Zone), Section 25-8-423 (Water Quality Transition Zone), Section 25-8-453 (Water Quality Transition Zone), or Article 7, Division 1 (Critical Water Quality Zone Restrictions):

1. The above criteria for granting a variance are met;

No. The criteria for granting the variance has not been

2. The requirement for which a variance is requested prevents a reasonable, economic use of the entire property; and

No. The maximum fill depth of 7.5 feet was chosen by the applicant and put in place prior to City approval. The design could have been revised to limit the amount of fill to less than four feet in depth while still allowing reasonable, economical use of the entire property.

3. The variance is the minimum change necessary to allow a reasonable, economic use of the entire property.

No. The maximum fill depth of 7.5 feet was chosen by the applicant and put in place prior to City approval. The design could have been revised to limit the amount of fill to less than four feet in depth and still allow reasonable, economical use of the entire property.

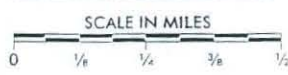
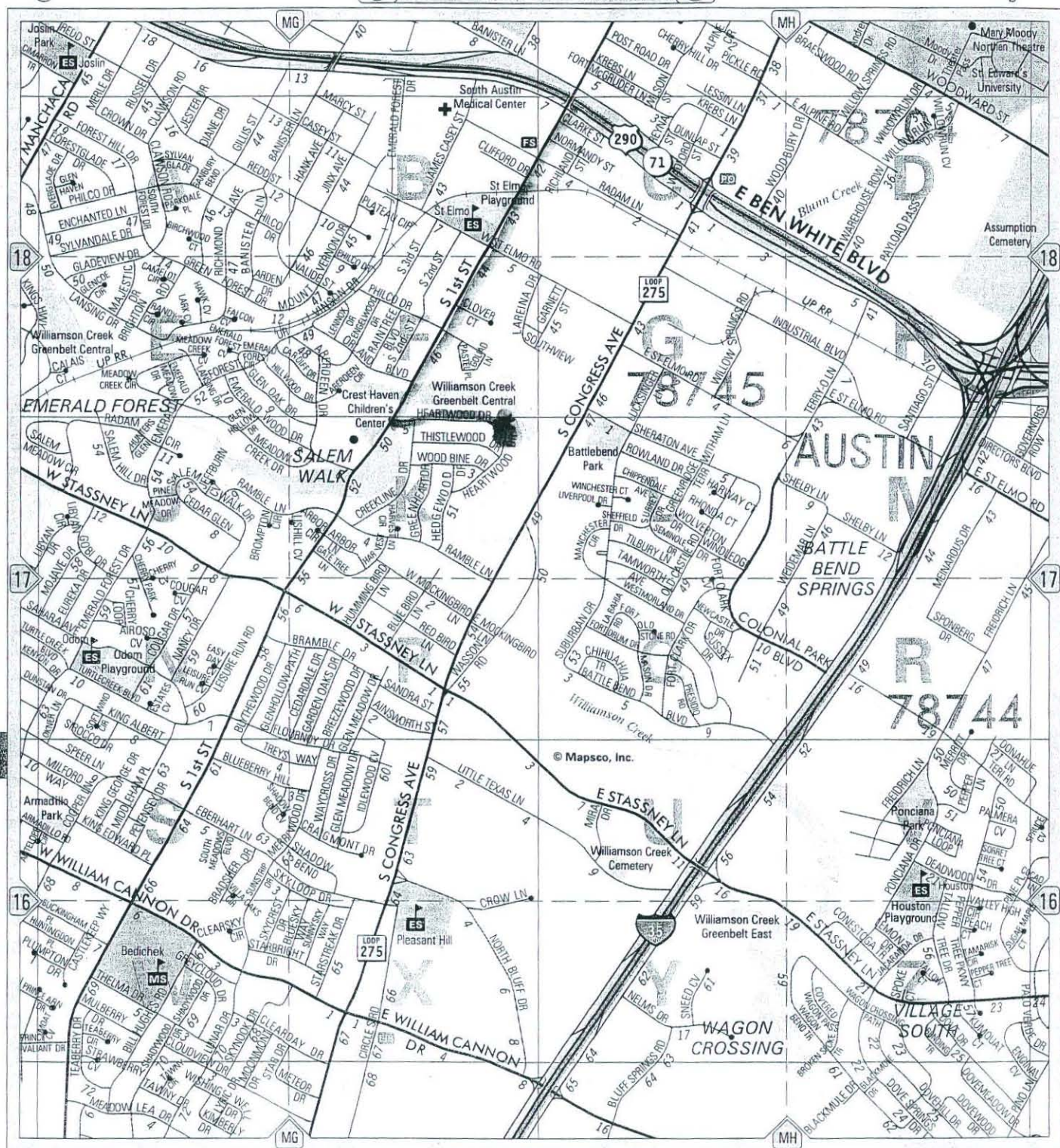
Reviewer Name: Craig Carson

Reviewer Signature: 

Date: September 1, 2008

Staff may recommend approval of a variance after answering all applicable determinations in the affirmative (YES).

2 of 2



2 of 2

SERVICES

Civil Engineering
Environmental Engineering
Transportation Planning & Engineering
Pavement Management
Land Planning
Ecological Services
Surveying & Mapping
Construction Management
GIS Mapping
Landscape Architecture
(FL #LC26000183)

OFFICE LOCATIONS

FLORIDA

Jacksonville
Sarasota
Tampa

TEXAS

Austin

April 22, 2008

Ms. Victoria Li, Director
Watershed Protection and Development Review Department
City of Austin
505 Barton Springs Road
Austin, Texas 78704

**Subject: 328 Heartwood Dr.
Permit No. SP-2008-0091D
Variance Request from LDC 25-8-342**

Dear Ms. Li:

We are requesting a variance from the referenced section of the City's Land Development Code so that construction will be allowed fill behind within the Critical Water Quality Zone. The fill will be located behind the existing engineered C.M.U. wall. The entire lot at the referenced address is located within the 25-year flood plain and had an existing single-family residence prior to the new infrastructure constructed. The site plan we have submitted shows the site before the new construction had occurred, as well as the post construction elevations and current infrastructure. We are requesting that the fill be allowed due to the fact that the fill will be located behind an engineered CMU wall that is currently in place. The details for the CMU wall are included in the site plan that has been submitted. With the fill being located behind the engineered CMU wall the erosion from such fill will be eliminated. We are asking that this variance be granted due to the fact that the construction will not create a significant probability of harmful environmental consequences. The construction and materials will have very minimal adverse effect on the 25-year floodplain and 100-year floodplain. We have completed a Hydraulic Impact Analysis that will be attached for your review as well. This analysis shows pre-construction water surface elevations for the 25-year and 100-year flood events, and also shows the post-construction water surface elevations for both flood events. This project has already been built and is currently in place at the site location.

We respectfully request staff's recommendation for this variance. If you have any questions or if you require additional information, please contact our office at 462-4921.

Very truly yours,



Aaron C. Googins, P.E.
Vice President
King Engineering Associates, Inc.

2211 South IH-35
Suite 200
Austin, Texas 78741
phone 512.462.4921
fax 512.462.1372

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fax 512.462.1372

April 22, 2008

Ms. Victoria Li, Director
Watershed Protection and Development Review Department
City of Austin
505 Barton Springs Road
Austin, Texas 78704

**Subject: 328 Heartwood Dr.
Variance Request from LDC 25-8-342
Findings of Fact**

Dear Ms. Li:

We are requesting a variance from the referenced section of the City's Land Development Code so that a fill in excess of 4 feet will be allowed within the Critical Water Quality Zone. The fill is located behind an engineered C.M.U. wall and has no significant probability of being washed into the waterway, or being relocated from the current site. The referenced lot is entirely located within the 25-year floodplain and the Critical Water Quality Zone and had an existing single-family residence located on the property. We are requesting this variance in conjunction with our application for this project. The construction has already been completed and the site plan shows the pre-construction site, as well as the post-construction site. There has also been a Hydraulic Impact Analysis completed for this property that shows the impact of the structure that was built to the 25-year and 100-year floodplain.

Findings of Fact (LDC 25-8-342)

(1) The requirements of LDC 25-8-342 will deprive the applicant of a privilege given to owners of other similarly situated property. It is reasonable and necessary to allow owners of this property and other similar properties the ability to modify and improve portions of their property. Due to the fact that the entire lot is located within the Critical Water Quality Zone and the 25-year floodplain they would be deprived the privileges of improving their property that they own. The construction that has been completed at this address will not create a significant probability of harmful environmental consequences. The fill is located behind an engineered C.M.U. wall and has no significant probability of being washed away or relocated in any circumstance. The materials and methods used to construct the improvements were done with the goal of minimizing flood damages during the design flood, and to create no additional threats to public safety.

(2) The variance is not being requested to avoid such deprivation of privileges enjoyed by such other property owners, but it is to allow the owner to facilitate reasonable use of the property. The construction that will be allowed under this variance does not create significant probabilities of harmful environmental consequences.

2 of 3

(4) The current restrictions in place at the referenced location restrict the property owner from reasonable/economic use of the entire property. The current code restricts any cut/fill in excess of four feet with the Critical Water Quality Zone or the 25-year floodplain. The referenced property is entirely located within the 25-year floodplain and would restrict any development or cut/fill at this location for the reasonable and economic use of the property. Due to the fact that the fill is located behind an engineered C.M.U. wall, there is no significant probability of creating any future harmful circumstances.

We respectfully request staff's recommendation for this variance. If you have any questions or require additional information, please contact our office at 462-4921.

Very truly yours,



Aaron C. Googins, P.E.
Vice President
King Engineering Associates, Inc.

King

ENGINEERING ASSOCIATES, INC.

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TEXAS

Austin

April 22, 2008

Ms. Victoria Li, Director
Watershed Protection and Development Review Department
City of Austin
505 Barton Springs Road
Austin, Texas 78704

**Subject: 328 Heartwood Dr.
Permit No. SP-2008-0091D
Variance Request from LDC 25-8-392**

Dear Ms. Li:

We are requesting a variance from the referenced section of the City's Land Development Code so that construction will be allowed in the Critical Water Quality Zone. The entire lot at the referenced address is located within the 25-year flood plain and had an existing single-family residence prior to the new infrastructure constructed. The site plan we have submitted shows the site before the new construction had occurred, as well as the post construction elevations and current infrastructure. We are requesting that the construction be allowed due to the fact that it will not create a significant probability of harmful environmental consequences. The construction and materials will have very minimal adverse effect on the 25-year floodplain and 100-year floodplain. We have completed a Hydraulic Impact Analysis that will be attached for your review as well. This analysis shows pre-construction water surface elevations for the 25-year and 100-year flood events, and also shows the post-construction water surface elevations for both flood events. This project has already been built and is currently in place at the site location.

We respectfully request staff's recommendation for this variance. If you have any questions or if you require additional information, please contact our office at 462-4921.

Very truly yours,



Aaron C. Googins, P.E.
Vice President
King Engineering Associates, Inc.

2211 South IH-35
Suite 200
Austin, Texas 78741
phone 512.462.4921
fax 512.462.1372

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TEXAS

Austin

April 22, 2008

Ms. Victoria Li, Director
Watershed Protection and Development Review Department
City of Austin
505 Barton Springs Road
Austin, Texas 78704

**Subject: 328 Heartwood Dr.
Variance Request from LDC 25-8-392
Findings of Fact**

Dear Ms. Li:

We are requesting a variance from the referenced section of the City's Land Development Code so that construction will be allowed within the Critical Water Quality Zone. The referenced lot is entirely located within the 25-year floodplain and had an existing single-family residence located on the property. We are requesting this variance in conjunction with our application for this project. The construction has already been completed and the site plan shows the pre-construction site, as well as the post-construction site. There has also been a Hydraulic Impact Analysis completed for this property that shows the impact of the structure that was built to the 25-year and 100-year floodplain.

Findings of Fact (LDC 25-8-392)

(1) The requirements of LDC 25-8-392 will deprive the applicant of a privilege given to owners of other similarly situated property. It is reasonable and necessary to allow owners of this property and other similar properties the ability to modify and improve portions of their property. Due to the fact that the entire lot is located within the Critical Water Quality Zone they would be deprived the privileges of improving the property that they own. The construction that has been completed at this address will not create a significant probability of harmful environmental consequences. The materials and methods used to construct the improvements were done with the goal of minimizing flood damages during the design flood, and to create no additional threats to public safety.

(2) The variance is not being requested to avoid such deprivation of privileges enjoyed by such other property owners, but it is to allow the owner to facilitate reasonable use of the property. The construction that will be allowed under this variance will not create significant probabilities of harmful environmental consequences.

(4) The current restrictions in place at the referenced location restrict the property owner from reasonable/economic use of the entire property. The current code restricts any development located within the Critical Water Quality Zone. The referenced property is entirely located within the 25-year floodplain and the Critical Water Quality Zone. This would restrict any development at this location for the reasonable and economic use of the property.

2211 South IH-35
Suite 200
Austin, Texas 78741
phone 512.462.4921
fax 512.462.1372

Phone: (512) 474-7377 Fax: (512) 474-4923

February 19, 2008

King Engineering Associates, Inc.
Attn: Aaron C. Googins
2211 S. IH 35 Suite #200
Austin, Texas 78741

**RE: 328 Heartwood / Site Plan for Retaining Wall
Environmental Site Assessment**

As requested, based on research from the City of Austin and a field observation by AEC, Inc., we would like to offer the following information.

Vegetation

The subject site canopy coverage averages from about 40% to 60%. The canopy coverage consists of Hackberry's (*Celtis laevigata*), Cedar Elm (*Ulmus crassifolia*). Mid canopy species are non-existent. Ground cover is composed mainly of, bloodweed, poison ivy, beggar grasses and some native grasses in easement area. Subject tract is covered with Bermuda grass on inside of retaining wall.

Topography and Surface Water

A portion of the site is located within 100 year flood plain boundaries according to FEMA Maps Flood Panel 48453C0585G, dated 02/24/06. The subject site ranges from approximately 595 to 603 feet above mean sea level (MSL) per USGS Quadrant (1987). This site is entirely within the Williamson Creek Watershed classified as a Suburban Watershed outside the Edwards Aquifer Recharge Zone per Austin Watershed Regulation Area Map (December 1996). The subject tract lies within the City of Austin full purpose jurisdiction. Drainage on the subject site occurs primarily by overland flow that predominantly flows northerly across the subject tract. The tract has slight slopes which convey some runoff to the rear of the lot into the Williamson Creek Waterway. The pilot channel is approximately 100 linear feet away from property line.

Geology/Hydrogeology

Hydrogeology Report not required since site is located outside the Edwards Aquifer Recharge Zone as mapped by the Texas Natural Resource Conservation Commission. In addition a project sponsored by the City of Austin and the United States Corp of Engineers will do some modifications to the waterway and no cef's were identified in this area. A pedestrian survey was conducted on the site to evaluate the karst potential of the subject tract. Overall, existing literature indicates the subject site is underlain by Navarro Taylor Group (B.E.G. 1992). No C.E.F.'s were identified on subject tract or within 150 ft. of site. Recharge potential on this tract is minimal due to vegetation and layer of slowly permeable Taylor, alluvial, soil that cover majority of site.

Waste Water Report

This report is not required since single family home currently receives water and wastewater service from City of Austin. This home has received service from the City of Austin since the subdivision was constructed in the late 1960's.

Waste, Oil, Hazardous Materials

I verified that no record of UST's exists on this site per Skyler Schwarting, Program Manager for the City of Austin Underground Storage Tank Program. He can be reached at (512) 974-2715.

Landfill map dated June 1984 and generated by the City of Austin show no landfills in this area or surrounding properties.

Site History

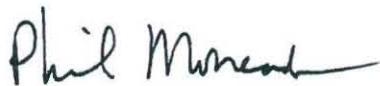
The site is a single family residence. The subdivision The Community of Fairview Section 4 was platted in 1968. Single family construction began shortly after. This area is residential in nature with limited commercial development at the intersection of Heartwood and South 1st Street.

Conclusion

Based on information reviewed and pedestrian survey, any environmental risk associated with development of this site should be negligible. The retaining wall that is already constructed will reduce erosion potential in this area and stabilize the resident's backyard.

If you have any questions or need additional information please feel free to contact me at your earliest opportunity. My cell phone is 512 627-8815.

Sincerely,

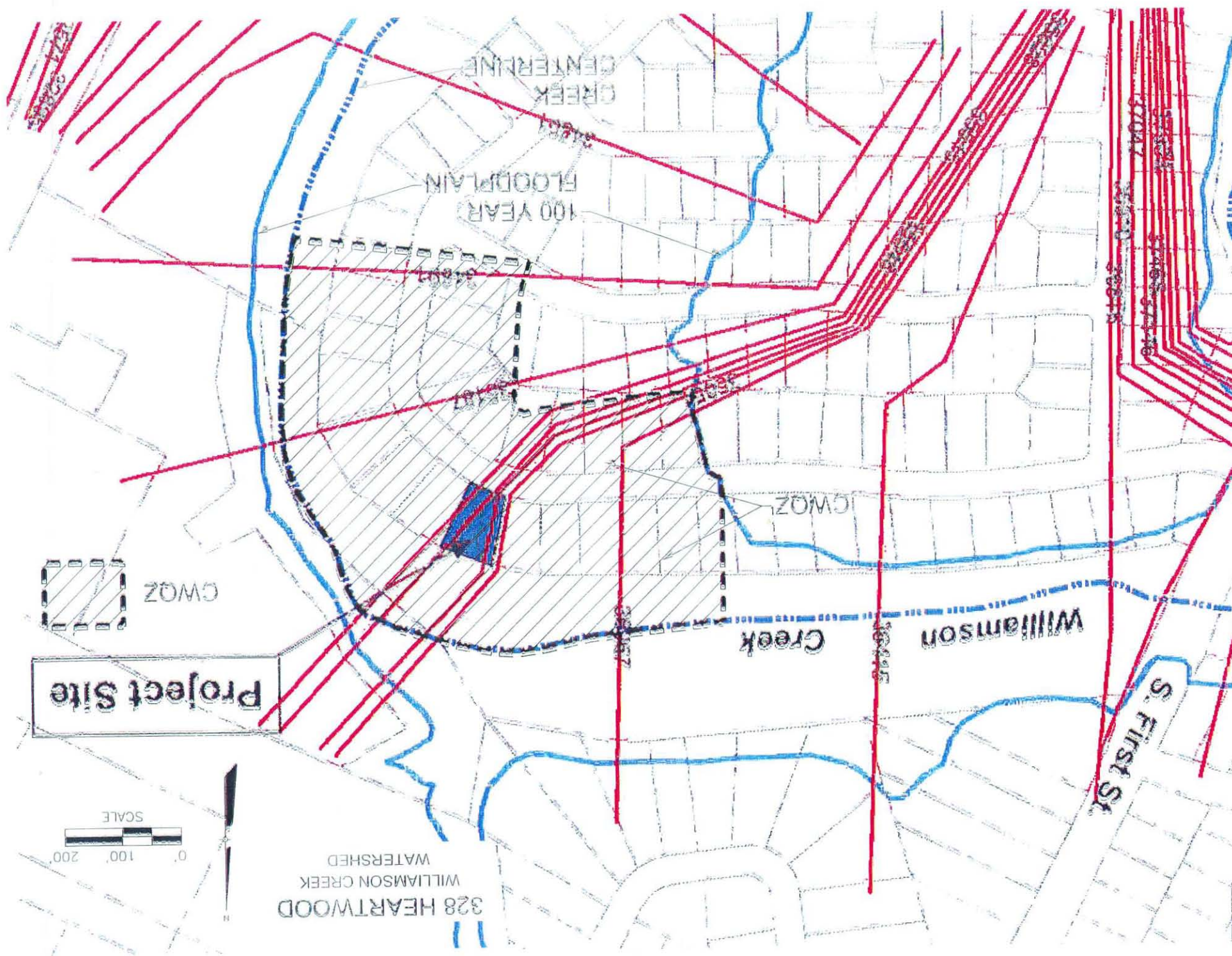
A handwritten signature in black ink that reads "Phil Moncada". The signature is fluid and cursive, with the first name "Phil" and last name "Moncada" clearly legible.

Phil Moncada
Principal

c: Ruben Rodriguez
cc:file

Directions to 328 Heartwood Drive

Head south on South 1st Street past Ben White Blvd. and West St. Elmo. Several blocks south of West St. Elmo, turn left on Heartwood Drive. The site is located down the street on the left hand side, 328 Heartwood Drive.





Item 4A

MEMORANDUM

TO: City of Austin Environmental Board Members

FROM: Pat Murphy, Assistant Director
City of Austin Environmental Officer
Watershed Protection and Development Review Department

DATE: July 31, 2008

SUBJECT: Vaught Ranch Road
Water and Wastewater Service Extension Request (SER #2768 & #2769)

After reviewing the applicant's request for water and wastewater service from the Austin Water Utility, we recommend granting the applicant's request for service. I have enclosed Austin Water Utility's water and wastewater service maps and staff's evaluation of the proposed extensions for your review. Staff will brief the board at next Wednesday's meeting and the applicant will be available to address your questions or comments. In the meantime, do not hesitate to call me or Robert Botto (974-2187) with your questions or comments.

Sincerely,

Pat Murphy
City of Austin Environmental Officer
Watershed Protection and Development Review Department

PM:rb

Attachments

cc: Austin Water Utility

Service Extension Request (Water) Vaught Ranch Road (SER #2768)

1) Will future development be required to comply with current code?

Yes, future development will be required to comply with the Water Supply Suburban Watershed requirements for West Bull Creek.

2) Does the requested service result in more intense development than would be possible absent the service?

No, the applicant could drill a well to meet their water needs and therefore a water service would not result in more intense development, i.e. they could develop the site at 18% impervious cover with or without service from the city. It should be noted that prior to the extension of FM 2222's right-of-way that the applicant would not have had to make a service extension request from Austin's water utility.

3) Is the site in an area in which we are encouraging development?

The Vaught Ranch Road development is located in West Bull Creek, which is in the Drinking Water Protection Zone. Watershed regulations for this area can limit the intensity of a development but do not necessarily discourage development. Austin's Land Development Code does however provide financial incentives (cost reimbursement or participation) for water and wastewater infrastructure development in the Desired Development Zone, which in effect can encourage development in the DDZ.

4) Would centralized service solve known or potential environmental problems?

Yes, depending on local geologic conditions, centralized water service can limit groundwater contamination associated with poorly or improperly cased groundwater wells. Poorly or improperly cased wells may provide conduits for pollutants to enter groundwater.

5) Is serving the area consistent with long term service area and annexation goals?

Yes, the Vaught Ranch Road site could be annexed as early as 2009. SER applicants are required to request annexation from the City of Austin as a condition of service. According to staff in the Neighborhood Planning and Zoning Department the site is not slated for annexation in 2008; however, it could be annexed as early as 2009. At present, the site forms a doughnut hole: properties immediately to the north, east and west are either full or limited purpose annexation.

Service Extension Request (Wastewater) Vaught Ranch Road (#2769)

1) Will future development be required to comply with current code?

Yes, future development will be required to comply with the Water Supply Suburban Watershed requirements for West Bull Creek.

2) Does the requested service result in more intense development than would be possible absent the service?

No, the applicant could meet their wastewater needs using an onsite system and therefore wastewater service would not result in more intense development, i.e. they could develop the site at 18% impervious cover with or without service from the city.

3) Is the site in an area in which we are encouraging development?

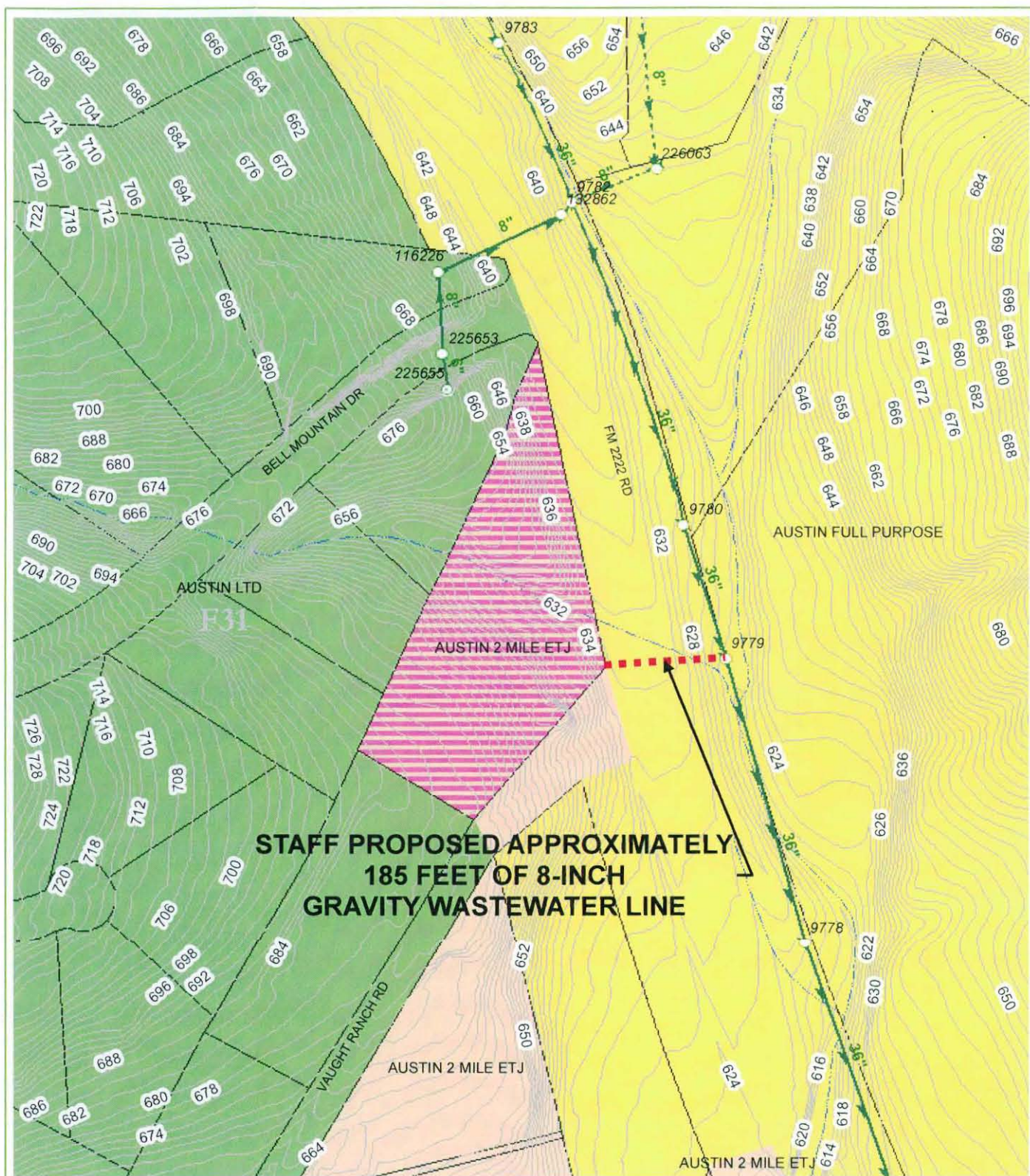
The Vaught Ranch Road development is located in West Bull Creek, which is in the Drinking Water Protection Zone. Watershed regulations for this area can limit the intensity of a development but do not necessarily discourage development. Austin's Land Development Code does however provide financial incentives (cost reimbursement or participation) for water and wastewater infrastructure development in the Desired Development Zone, which in effect can encourage development in the DDZ.

4) Would centralized service solve known or potential environmental problems?

Yes, centralized wastewater service can limit surface or subsurface water contamination from poorly designed or maintained onsite systems.

5) Is serving the area consistent with long term service area and annexation goals?

Yes, the Vaught Ranch Road site could be annexed as early as 2009. SER applicants are required to request annexation from the City of Austin as a condition of service. According to staff in the Neighborhood Planning and Zoning Department the site is not slated for annexation in 2008; however, it could be annexed as early as 2009. At present, the site forms a doughnut hole: properties immediately to the north, east and west are either full or limited purpose annexation.



300 150 0 300 Feet



Subject Tract



Full-Purpose City Limit

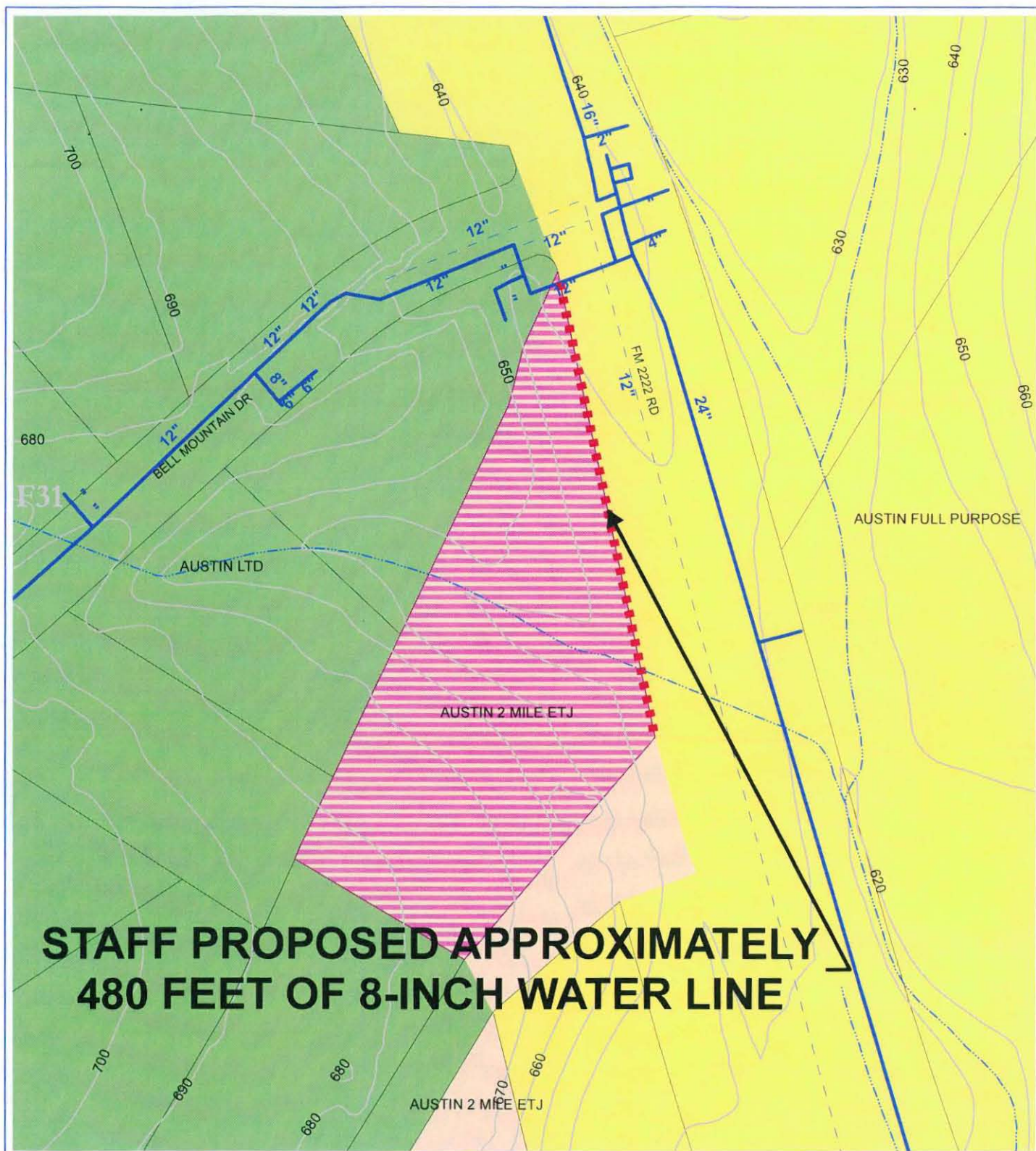


Limited-Purpose City Limit



2-MILE ETJ

W.W. S.E.R. Name: Vaught Ranch Rd Commercial
W.W. S.E.R. Number: 2769



**STAFF PROPOSED APPROXIMATELY
480 FEET OF 8-INCH WATER LINE**



200 100 0 200 Feet

W. S.E.R. Name: Vaught Ranch Rd Commercial
W. S.E.R. Number: 2768

-  **Subject Tract**
-  Full-Purpose City Limit
-  Limited-Purpose City Limit
-  2-Mile ETJ

Item 4B



ENVIRONMENTAL BOARD MOTION AND RESOLUTION 082008 6g-001

Date: August 20, 2008

Subject: Urban Tree Canopy Protection Resolution

Motioned By: Mary Ann Neely

Seconded By: Mary Gay Maxwell

The Environmental Board, along with the City of Austin Tree Task Force and the Urban Forestry Board, offer the attached resolution to address recent damage to the urban tree canopy, and to recognize this resource as an important infrastructure component to the City of Austin.

Vote 4-0-0-0

For: Anderson, Maxwell, Moncada and Neely

Against: None

Abstain: None

Absent: Ahart and Beall

Vacant: One.

Approved By:

Dave Anderson P.E., CFM, Chair

RESOLUTION NO. EB 080608 6f-001

WHEREAS, a multifamily construction site plan (Bee Caves Apartments, SP-2007-0442C) was approved by the City of Austin on January 22, 2008, and development activities commenced after the Owner, Contractor, and City representatives discussed various environmental and tree issues at an on-site meeting held February 27, 2008; and

WHEREAS, during the weekend of March 8, 2008 a Subcontractor, operating with minimal supervision, cleared an unauthorized area and removed a significant number of trees and vegetation, evidently driving over a limit of construction barrier that delineated the development boundaries into a waterway and drainage easement where a tree survey was not required; and

WHEREAS, the City of Austin was contacted by the Owner on the following Monday morning and accompanied a Watershed Protection and Development Review Inspector to the site on March 13, 2008, where a Stop Work Order was issued for development not in accordance with a released site plan, failure to provide adequate erosion and sedimentation control, and failure to comply with protected tree requirements; and

WHEREAS, the Contractor hired a private surveying company to perform a tree survey of the removed trees, which remained piled on the site, accounting for 154 trees (8-inches in diameter and greater) totaling 1,440 diameter inches that were removed without a permit, including 23 mature, "protected" trees that were 19" diameter or greater; and

WHEREAS, the Stop Work Order was released on March 28, 2008 after the Owner agreed to provide 100% replacement of inch for inch for the tree violations; and

WHEREAS, the urban tree canopy is a vital component of the Austin Environment; and

WHEREAS, there is the potential to set an unacceptable precedent if trees are removed from a site in excess of those permitted for removal without a significant penalty for those activities, and those responsible for the illegal action held immediately accountable;

NOW, THEREFORE, BE IT RESOLVED, that the City of Austin Environmental Board, Urban Forestry Board, and the neighborhood representatives of the neighborhood associating that served on the Tree Task Force requests that City Council direct City Staff to evaluate the following:

1. The implementation of the recommendations of the Tree Task Force immediately.
2. The implementation of more significant fines or other financial implications as a deterrent to these types of activities, such as using the appraised value of the tree as opposed to the mitigated value.

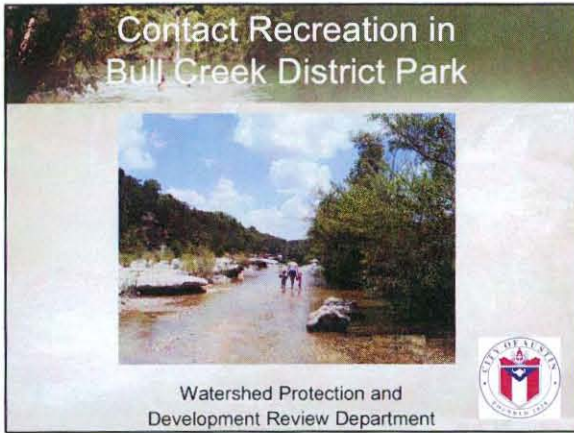
3. The responsible party, in cases where trees are removed from a site in excess of those permitted for removal, be required to provide a plan, which includes provisions for watering and loss replacement, to 100% restoration, successful re-vegetation and that such plan is underway before any additional development activities take place on the impacted site.
4. Increasing the fiscal surety note associated with tree removal activities to \$250/inch.
5. Whether the level of code enforcement necessary to prohibit these types of activities is currently adequate.
6. Posting a bond at the time that development activities begin to cover the immediate mitigation of tree and other environmental harms that may be a result of non-compliance with City Code.

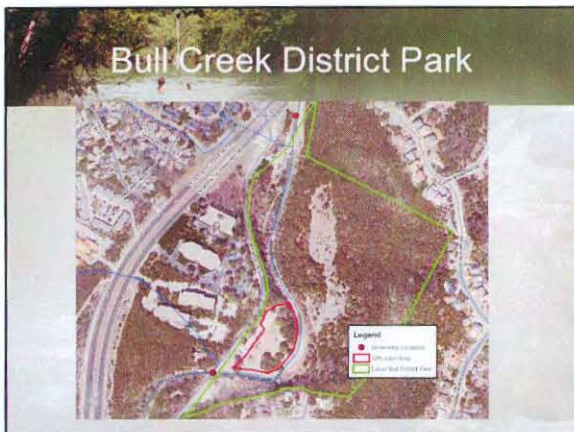
ADOPTED: August 20, 2008

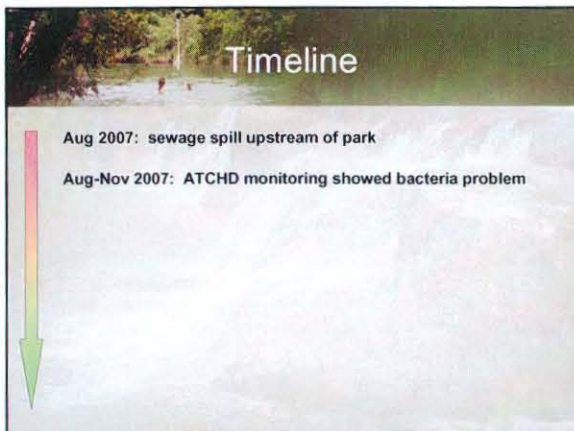
ATTEST: _____

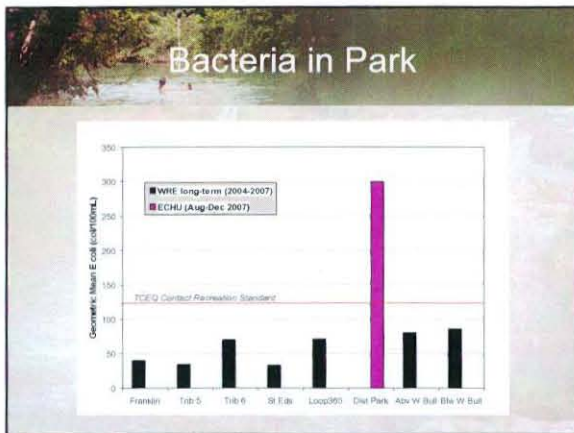
David J. Anderson, PE, CFM
Environmental Board Chair

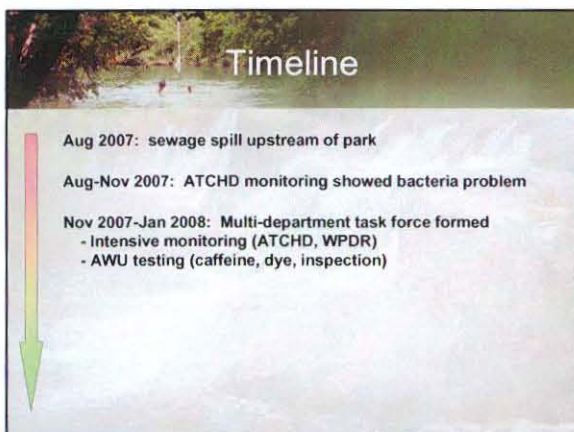
Item 5c

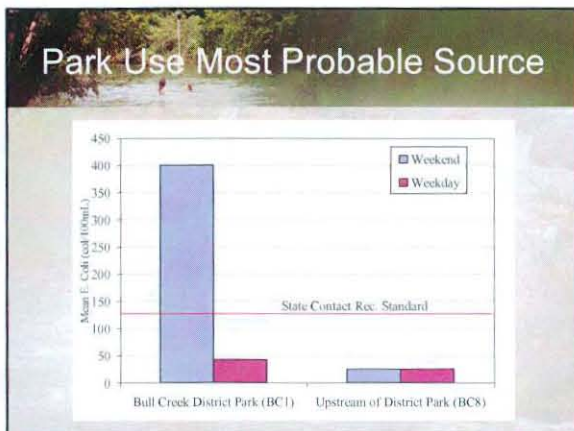


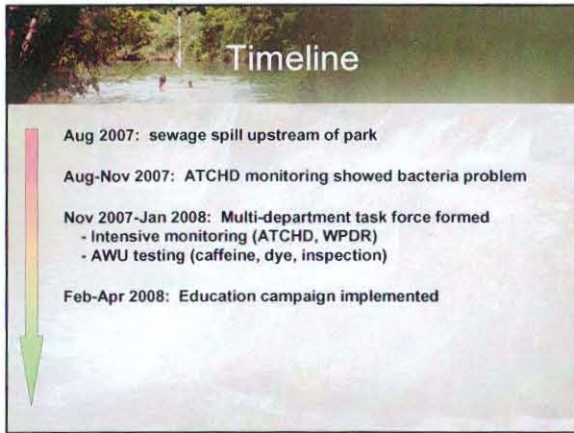


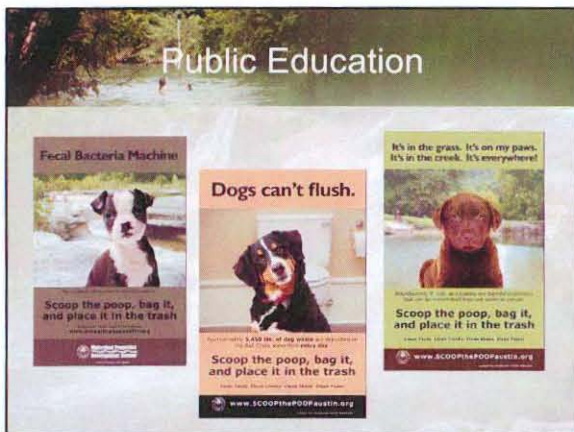


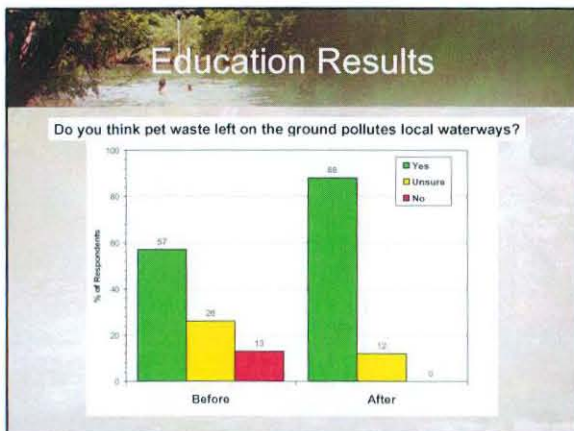


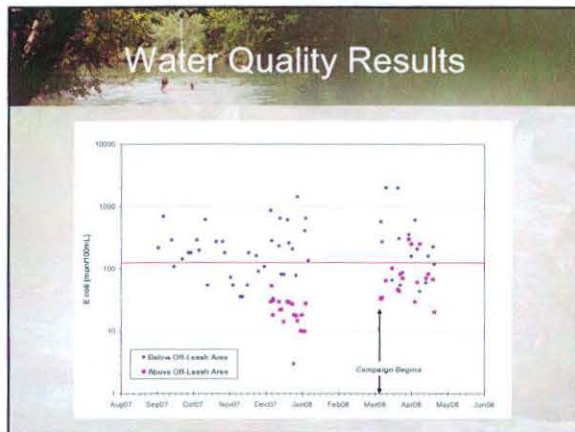


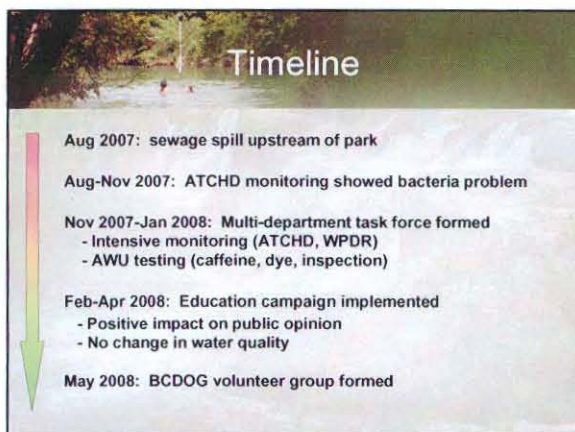


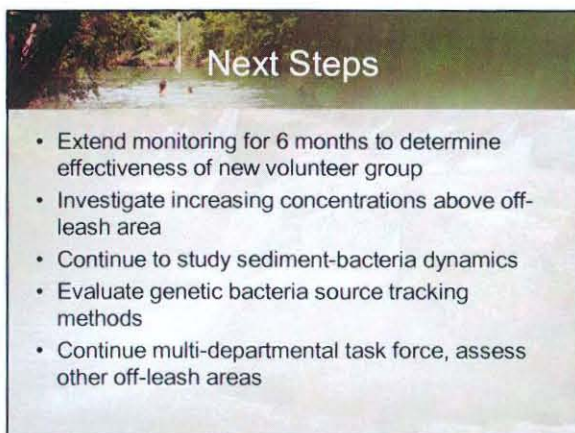


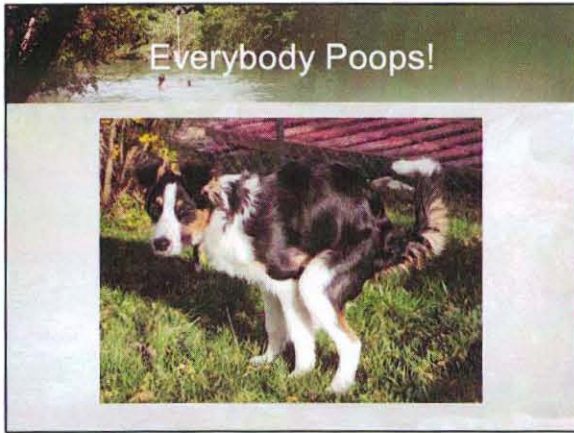













Item SA





Austin Clean Water Program


CITY OF AUSTIN

ENVIRONMENTAL BOARD

SEMI-ANNUAL REPORT



September 10, 2008






ACWP STATUS



- 11 of the 14 AO required tasks are complete, with only CIP work remaining for each basin
- All 100 projects are designed, advertised, awarded and in construction
- 81 projects of the 100 projects are at substantial completion or complete
- Construction projects are averaging installing more than 15,000 feet of pipe each month, which is the most aggressive construction year in the program's history






ACWP HIGHLIGHTS



- Projects' Actual low bids came in \$36,339,840 less than engineers' estimates, an approximate 13% savings from the 100% design engineering certified estimates
- Contractor Assistance Program (CAP) concluded the program bidding process with a \$12,521,997 savings between CAP contractor low bid and the next low bid
- Federal funding provided STAG Grant funding to City for a total of \$3.5M to date
- Maximizing WBE/MBE Participations exceeding all goals:
 - Program Management Consultant: 47.6% (>26.9% goal)
 - Design Rotation List: 56.4% (>26.9% goal)
 - Construction Contractors: 28%(>26.3% goal)
- Change orders have lowered over the past 6 months to 3.3% on all awarded projects and 4.6% on completed projects






ACWP SUCCESSES



- A reduction in overflow quantity from more than 13 million gallons per year to less than 126,000 gallons in the first half of 2008. A decrease in peak flows at WW treatment plants
- Shoal Creek Pump Station experienced no overflows in 2007 / 2008
- Response Time Improvement
- Water quality in urban streams is improving
- Extensive creek restoration and stabilization took place as part of the program including over \$6 million in Streambank improvements on 63 of the 100 projects.
- Parkland mitigation and improvements added \$3 million benefit to City Parks
- Best Practices implemented by other City Departments
- Joint Effort Between Program Management Consultant and City Staff
- Developed Program Standards: Design Procedures Manual, Construction Procedures Manual, Risk Management Manual
- Improved Inspection Techniques and Coverage







ACWP CIP PROJECT SNAPSHOT

Project Phase	ACWP Managed Projects	Non-ACWP Managed Projects	Total
Completed/Substantial:	79	2	81
Construction:	18	1	19
Bidding/Contracting:	0	0	0
Design:	0	0	0
TOTAL PROJECTS:	97	3	100



CONSTRUCTION PROGRESS

Pipe Installed Using
Open Cut Method:



293,428 LF
(~56 miles)

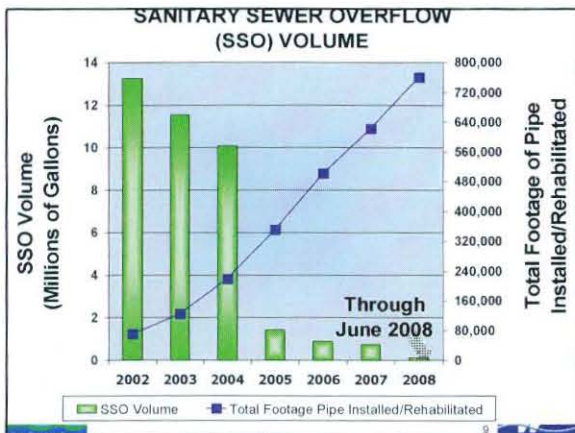
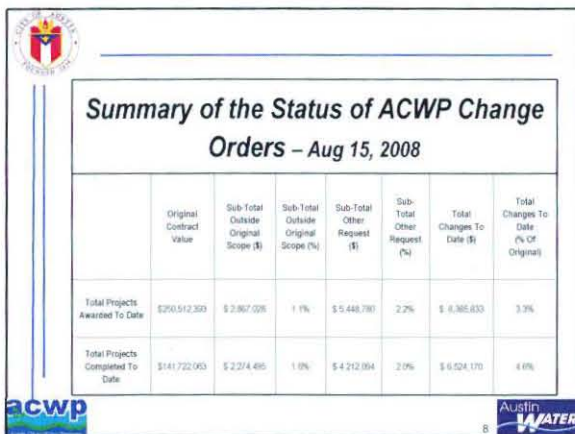
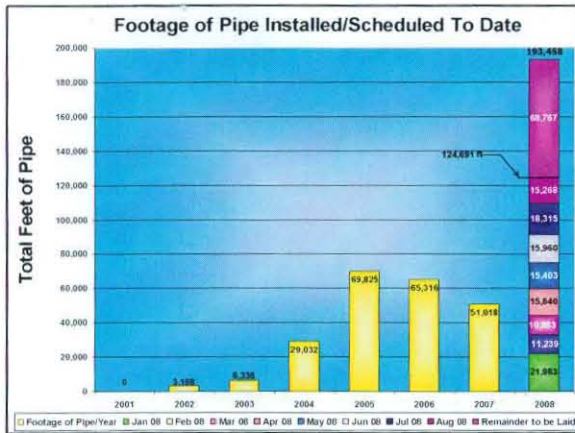
Pipe Installed Using
Trenchless Methods:

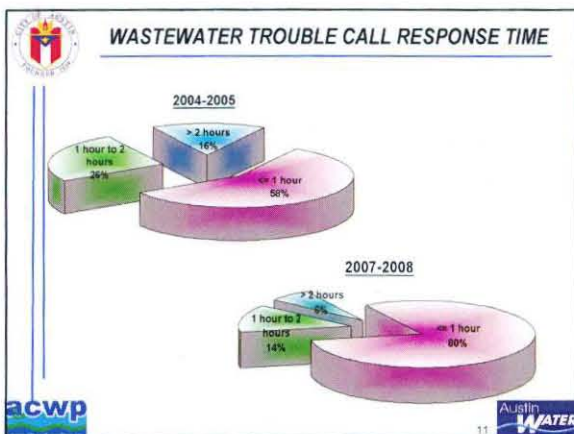
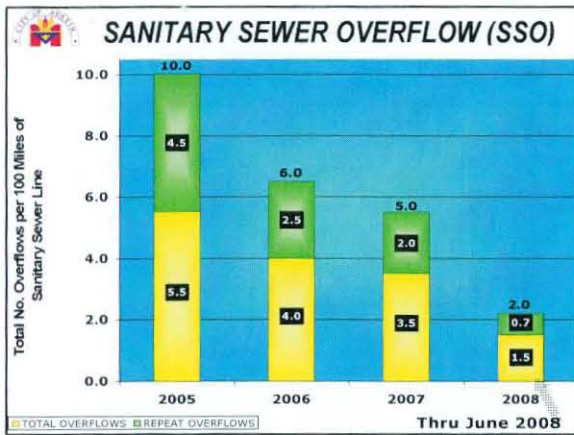
52,453 LF
(~10 miles)

Pipe Repaired Using
Cleaning & Lining Methods

345,881
387,617 LF
(~73 miles)

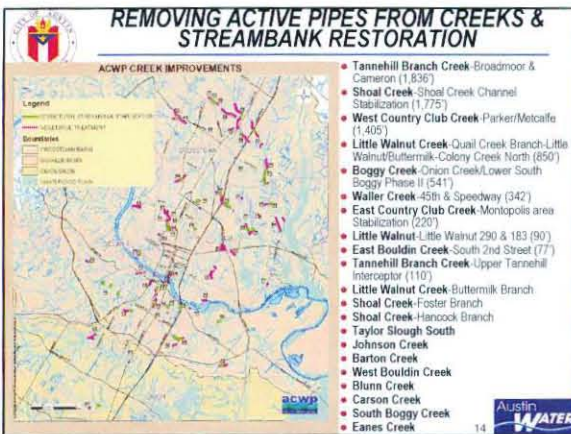


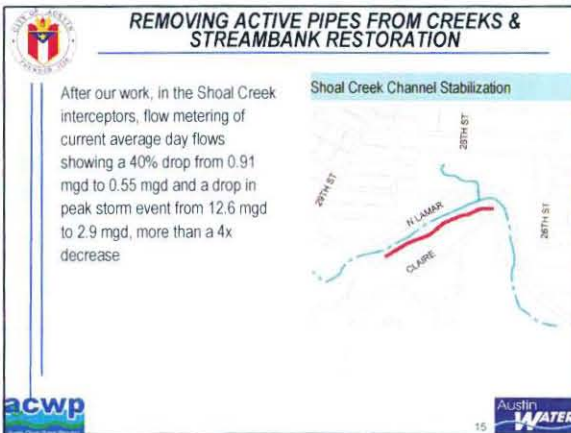



Continued Maintenance

	Cleaning and Teleranking (L.F.)	CIPP (Pipe Lining) Small Diameter (L.F.)	CIPP (Pipe Lining) Large Diameter (L.F.)	Main Sewer Line Relay & Spot Repair (L.F.)	# of Services	Manhole Rehabilitation Contract
Total Projects	591,300	111,285	88,008	6,747	185	1,159 Repaired 13 New


SUMMARY OF PROJECTS WITH CREEK IMPROVEMENTS AUSTIN CLEAN WATER PROGRAM		
Number of Projects	63 (of 100 overall Program Projects)	
Pipe Rehab in CWQZ-all methods	16,676 L.F.	3.2 Miles
New Pipe in CWQZ-all methods (with trench restoration - non-structural erosion control; matting / vegetation)	93,323 L.F.	17.7 Miles
Rehab Manhole in CWQZ-all dia (rehabbed manholes with watertight sealed locking covers)	67	--
Structural Streambank Restoration / Stabilization	11,477 L.F.	2.2 Miles
Structural Streambank Restoration / Stabilizations	11,976 SQ. YDS.	
Total Streambank Restoration (Approx.) Cost	\$6,000,000	










CONSTRUCTION PHOTOS






Barton Creek Lift Station Relief Tunnel








PUBLIC INFORMATION & PROGRAM COMMUNICATION

- Neighborhood meetings (Over 800 since 2001)
 - Informational
 - Stakeholder
 - Design Impact (when required)
 - Meet the Contractor
 - Construction Progress
 - Private Lateral/ROE
- Public Education
 - Grease Control Campaign
 - Private Lateral
 - Root Control
 - Special Events for the Public (tours, ribbon cutting, etc.)
 - Bill inserts highlighting special issues and the schedule
- Hotline calls










NEIGHBORHOOD MEETINGS

- Held quarterly meetings with Citizens Advisory Group (CAG), Private Lateral Task Force and numerous meetings with neighborhood groups.

<ul style="list-style-type: none"> • Austin Neighborhoods Council • Alandale • Austin Heights • Austin Warehouse District • Barton Hills • Battleground • Betty Cook Pond • Boulton Creek • Blackland • Blackshear/Prospects Hills • Brentwood • Bryker Woods • Bull Creek • Buller's Heights • Chestnut Addition • Colony Park • Coronado Hills/Creekside • Creekside • Crestview • Downtown Warehouse District • Dove Springs • Downtown Austin Neighborhood Group • Downtown Austin Alliance • EYE-H 35/Airport Blvd 	<ul style="list-style-type: none"> • Franklin Park • Friends of Norwood Estates Dog Park • Glen Oaks, Rosewood Village • Greenbelt Guardians • Green Trails Area Alliance • Hancock • Heritage • Hyde Park • Georgian Acres • M.E.T.S.A. • Neighborhood of Westgate • North Austin Civic Association • North Austin Lion's Club • North University • Old Enfield • Old West Austin • Old Town • Park at Quail Creek • Pemberton Heights • Peppertree Parkway • Ridgely Morningstar • Rosewood 	<ul style="list-style-type: none"> • Saw Barton Creek • Saw Our Springs • Sierra Club • Shoal Creek • South Austin Coalition of Neighborhoods • Southeast Corner Alliance of Neighborhoods • South Boggy Creek • South Lamar • South River City Citizens • Spicewood Springs • Sunchase • Timber Brush Trail • University Hills • University Area Partners • Villas of Coronado Hills • West 29th Street Businesses • West Austin Neighborhood Group • West End Austin Alliance • West University • Windsor Park • Zilker
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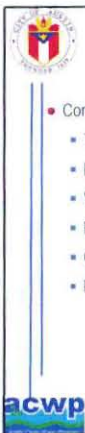


POSITIVE ONGOING COMMUNICATION & COLLABORATION WITH REGULATORS

- Two meetings with USEPA each year in April and October giving updates on Administrative Order activities and Program Status
- Semiannual reports submitted in January and July each year
- 4th CMOM Workshop held in collaboration with EPA Region 6, TCEQ & WEAT; August 27 & 28, 2007 (5th scheduled for August 11 & 12)
 - 350 to 450 attendees Annually
 - Speakers from National EPA, EPA Region 6, TCEQ, municipalities and industries
 - City Received EPA Award in 2005, 2006 and 2007 for assisting in conducting CMOM conference
 - Workshop considered extremely successful

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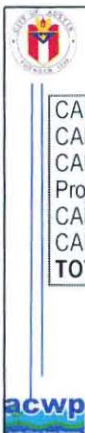


CONTRACTOR OUTREACH CONTRACTOR ASSISTANCE PROGRAM (CAP)

- Contractor Assistance Program ... "Cradle to Grave Support"
 - Technical & Financial Qualification and Assessment
 - Bonding Program
 - Working Capital
 - Project Support
 - Good Faith Effort
 - Promote M/WBE Contractor networking

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CAP - SUCCESSES

CAP Contractors	29
CAP Contractor Bids on Projects	59
CAP Contractors Provided Bid Bonds	68
Projects Awarded to CAP Contractors	23
CAP Subcontractors on Awarded Projects	6
CAP Contractors in Construction	7
TOTAL CAP SAVINGS	\$12,521,977

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MBE/WBE PROGRAM PARTICIPATION

Category	Total M/WBE	
	City Goals	Actual
ACWP Program -PMC	26.9%	47.6%
Design	26.9%	56.4%
Construction	26.3%	28.0%



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AUSTIN CLEAN WATER PROGRAM

SEMI-ANNUAL REPORT

July 2008

EXECUTIVE SUMMARY

The Austin Clean Water Program (ACWP) is pleased to present this semi-annual report to the City of Austin Environmental Board per City of Austin Ordinance 20071213-124. This Ordinance was passed on December 13, 2007 extending the expiration of Ordinance Nos. 020627-115 and 030731-55 from December 31, 2007 to June 30, 2009 or to the end of the US Environmental Protection Agency (EPA) Administrative Order (AO).

ACWP is also pleased to present in this semi-annual report that all ACWP projects have been permitted and the time extension Ordinance is being used only for Correction Requests (CR) of permitted plan sets. Correction Requests cover adding parts of plan sets that could not be fully permitted due to outstanding real estate acquisition and for unexpected changes in projects during the construction phase.

With all projects permitted this semi-annual report provides total numbers for permitting and variances for the complete ACWP includes the following:

- Sixty-eight (68) ACWP projects have received permits under the process established by the ACWP Ordinance.
- An additional thirty-two (32) ACWP projects received permits under the General Permit process
- Eighty-five (85) variances for the one hundred (100) permitted projects have been granted under this Ordinance including:
 - 57 for CWQZ,
 - 24 for CEFs and
 - 4 for Access Paths

BACKGROUND

The Ordinances establish an integrated design/permitting process and an administrative process for approval of variances from specific sections of the City of Austin Land Development Code. The ACWP Ordinance was necessary to meet regulatory schedule milestones imposed by the US EPA for critical projects within the ACWP.

The Ordinances also allows for the administrative approval of variances from additional sections of the City of Austin Land Development Code, namely construction of access paths within the Critical Water Quality Zone (CWQZ) in order to allow access to ACWP sewer projects for emergency situations and maintenance.

The original Ordinance 020627-115 was passed on June 27, 2002 and was amended as Ordinance 030731-55 on July 31, 2003. The extension Ordinance 20071213-124 was passed on December 13, 2007.

STATUS REPORT

The Ordinances require the semi-annual report to address three items:

- A list of variances granted under the Ordinance:
As of July 01, 2008: Eighty-five (85) variances for one hundred (100) permitted projects have been granted under this Ordinance (57 for CWQZ, 24 for CEFs and 4 for Access Paths.) – Please see the attached table for a complete listing of all Project Variances.
- The construction status of any project granted a variance under the Ordinance.
As of July 01, 2008:
 - **Design** – All ACWP projects have completed the design phase.
 - **Permits** – Sixty-eight (68) ACWP projects have received permits under the process established by the ACWP Ordinance. An additional thirty-two (32) ACWP projects received permits under the General Permit process. General Permit projects do not require variances. The permitting process was initiated on January 15, 2003 and the ACWP submitted more than 600 interim submittals through Intake for WPDRD review.
 - **Bidding or Pre-construction** – One (1) ACWP project is in the pre-construction phase with a planned NTP on July 25, 2008.
 - **Construction** – There are currently twenty-four (24) ACWP projects in construction. Twenty (20) of these processed under the ACWP permit process.
 - **Substantial Completion/Closeout** – Eleven (11) ACWP projects have reached substantial completion or are in close out. Three (3) of these were permitted under the ACWP permit process.
 - **Complete** – Sixty-four (64) ACWP projects are complete. Forty-five (45) of the completed projects were permitted under the ACWP permit process. One additional project, the ACWP Harold Court Emergency project, is also complete and did not require a permit due to its emergency status.
- The status of review and permitting process for AO-related ACWP projects.
As of July 01, 2008: The required infrastructure inspection (sewer system evaluation study (SSES) and technical review (ACWP review of the SSES) are complete for all three basins.

Sewer system evaluation surveys (SSES) were performed by consultants outside the ACWP to determine the condition of the existing wastewater infrastructure. The SSES consultants made recommendations for proposed improvements to the system. The ACWP received the SSES studies, analyzed the recommendations and made independent suggestions for remediation based on the findings. The ACWP's independent suggestions were outlined in technical memoranda. The project sites were visited by the Stream Team and the information was presented in AO reports. The resulting projects were then assigned to design consultants from the ACWP rotation list.

In addition to those projects identified through the SSES process, an additional 7 projects were identified by the AWU as critical. These projects were also assigned to design consultants from the ACWP rotation list.

As of this Semi-Annual report all ACWP projects have completed the review and permitting process.



AUSTIN CLEAN WATER PROGRAM

SEMI-ANNUAL REPORT

July 2008

PROGRAM PROJECTS HIGHLIGHTS:

- Sixty-three (63) of the one hundred (100) ACWP projects moved at least a portion of the wastewater line out of the creeks.
- 11,477 l.f. of structural streambank restoration / stabilization was completed as part of the ACWP
- 93,323 l.f. of non-structural erosion control and matted vegetation was completed as part of the ACWP
- An approximate Streambank restoration cost of \$6,000,000 was included as part of the ACWP
- Alternative & trenchless construction technologies were incorporated in to the ACWP to limit environmental impact.
- Fifty-seven (57) of the ACWP projects required a variance for wastewater within the critical water quality zone (Land Development Code 25-8-361.)
- Twenty-four (24) of ACWP projects required a variance to work within the 150-foot buffer space of a critical environmental feature, including wetlands, springs, canyon rimrock or bluffs (Land Development Code 25-8-281.)
- Four of the ACWP projects required a variance to construct an access path within the Critical Water Quality Zone (Land Development Code 25-8-261.)
- Twenty-nine (29) of the ACWP projects require the use of parkland for either installation of wastewater lines or for construction of permanent access. Parkland Mitigation was coordinated with Park and Recreation Department (PARC).
- Sixty-five (65) ACWP projects are complete. Forty-five (45) of these projects were ACWP permitted. Nineteen (19) were permitted under the General Permit process. The ACWP Harold Court Emergency Project is also complete but did not receive a permit due to its emergency status.
- An additional eleven (11) ACWP projects have reached substantial completion or are in close out.
- There are currently twenty (20) ACWP permitted projects in construction. An additional four (4) ACWP projects in construction were processed under the General Permit process
- One (1) ACWP project is in the pre-construction phase.

The next semi-annual report will be presented to the Environmental Board in approximately six months.

PROJECT NAME		Status	Percent Constructed	Subbasin	Abandoned, Removed, Rehabbed Pipe in CWQZ (lf)	Replaced Pipe in CWQZ (lf)	Structural Streambank Restoration (lf)	Vegetative Streambank Restoration (Sq. Yds.)	Approved Variances from LDC			Parks Use
									CWQZ Variance	Critical Environmental Feature –Spring, Wetland, Rimrock or Bluff	Access Paths	
1	Govalle 1–Townlake Park Segment	Complete	100%	GV-Town Lake					No	No	No	Yes
2	Govalle 3–Montopolis Drive Streambank Erosion	Complete	100%	GV-Carson			220	203	Yes	No	No	Yes
3	Govalle 5–Taylor Slough South	Complete	100%	GV-Taylor South	2,577	2,249			Yes	YES – Wetland	No	Yes
4	Hwy 183 Siphon Replacement	Complete	100%	CT-Little Walnut					No	No	No	No
5	Little Walnut – Dungan St.	Complete	100%	CT-Little Walnut					No	No	No	No
6	Little Walnut – Little Emily Way	Complete	100%	CT-Little Walnut					No	No	No	No
7	Little Walnut – Meadowood Drive	Complete	100%	CT-Little Walnut					No	No	No	No
8	Little Walnut – Rockhurst Lane	Complete	100%	CT-Little Walnut					No	No	No	No
9	Little Walnut Rehabilitation, Loyola Lane	Complete	100%	CT-Little Walnut					No	No	No	No
10	Lower South Boggy – Wales Way	Complete	100%	ON–South Boggy	4,320	4,134			Yes	Yes–Spring, Wetland	No	Yes
11	Shoal Creek WW Improvements Seton/Churchill	Complete	100%	CT–Shoal	110	440			Yes	No	No	No
12	South Congress Overflow Abatement	Complete	100%	ON–Slaughter	129	133			No	No	No	No
13	Upper Shoal–Lower Hancock Branch @ North Loop	Complete	100%	CT–Upper Shoal					Yes	No	No	No
14	Upper Shoal–Spicewood Branch @ Foster Lane	Complete	100%	CT–Upper Shoal	1,477	2,004			Yes	No	No	No

PROJECT NAME		Status	Percent Constructed	Subbasin	Abandoned, Removed, Rehabbed Pipe in CWQZ (lf)	Replaced Pipe in CWQZ (lf)	Structural Streambank Restoration (lf)	Vegetative Streambank Restoration (Sq. Yds.)	Approved Variances from LDC			Parks Use
									CWQZ Variance	Critical Environmental Feature –Spring, Wetland, Rimrock or Bluff	Access Paths	
15	Upper Shoal–Upper Hancock Branch @ Hardy Drive	Complete	100%	CT–Upper Shoal					No	No	No	No
16	Upper Tannehill–Airport & I35	Complete	100%	CT–Upper Tannehill	2,512	3,114	347	193	Yes	No	No	No
17	Upper Tannehill–Briarcliff & Belfast	Complete	100%	CT–Upper Tannehill	237	748			Yes	No	No	No
18	Upper Tannehill–Lower Fort Branch–Manor Hills	Complete	100%	CT–Upper Tannehill	1,078	795	118	97	Yes	No	No	No
19	Upper Tannehill–Old Manor	Complete	100%	CT–Upper Tannehill	772	803	35	39	Yes	No	No	No
20	Wellington/Boggy Creek	Complete	100%	Govalle	1,094	870			No	No	No	No
21	West University Phase 1	Complete	100%	CT–Upper Shoal					No	No	No	Yes
22	West University, Phase 2	Complete	100%	CT–Upper Shoal	155	694			Yes	Yes – Rimrock	No	Yes
23	Westgate/Tahoe	Complete	100%	ON–Williamson	2,063	1,056			No	No	No	No
24	Windsor Phase 1	Complete	100%	GV–Shoal					No	No	No	Yes
25	Windsor Phase 2	Complete	100%	GV–Shoal	-	-			No	No	No	Yes
26	Great Streets & Lower Little Walnut	Complete	100%	CT –Little Walnut		40			No	No	No	No
27	Harold Court SSO Emergency Project	Complete	100%	GV- Boggy					No	No	No	No
28	Onion Creek/Lower South Boggy Phase II	Complete	100%	GV-Boggy	11,745		541	540	No	No	No	No
29	Govalle 3–Wickershire Lane/ Burleson Court (Phase 1)	Complete	100%	GV–Country Club	440	970			Yes	No	No	Yes
30	Little Walnut/Buttermilk at 290 & 183 – 183 crossing	Complete	100%	CT-Little Walnut		1,769	114	5	No	No	No	No

AUSTIN CLEAN WATER PROGRAM

SEMI-ANNUAL REPORT

July 2008

PROJECT NAME		Status	Percent Constructed	Subbasin	Abandoned, Removed, Rehabbed Pipe in CWQZ (If)	Replaced Pipe in CWQZ (If)	Structural Streambank Restoration (If)	Vegetative Streambank Restoration (Sq. Yds.)	Approved Variances from LDC			Parks Use
									CWQZ Variance	Critical Environmental Feature –Spring, Wetland, Rimrock or Bluff	Access Paths	
31	Little Walnut/Buttermilk – Colony Creek North (Capital Metro)	Complete	100%	CT-Walnut	3,396	3,476	850	630	No	No	No	No
32	Barn Swallow Drive	Complete	100%	GV-Eanes	1,060	1,359	123	75	Yes	YES – Wetland	No	No
33	Little Walnut/Buttermilk– Colony Creek South	Complete	100%	CT–Little Walnut	1,049	2,215			Yes	YES – Wetland	No	No
34	Shoal Creek WW Improvements 25 th to 29 th	Complete	100%	CT–Shoal		990			Yes	No	No	Yes
35	Upper West Waller– 45 th & Speedway	Complete	100%	CT–Upper Waller	1,224	832	342	405	Yes	No	No	No
36	Upper Shoal–Spicewood Branch @ Wood Hollow Drive	Complete	100%	CT–Upper Shoal	948	850	126	233	Yes	Yes–Spring, Wetland	No	No
37	Upper Shoal– Spicewood Springs Road West of Mesa Blvd.	Complete	100%	CT–Upper Shoal					No	No	No	No
38	13 th Street WW Improvements	Complete	100%	GV–Town Lake and Waller					No	No	No	No
39	Chicon Street WW Improvements	Complete	100%	GV–Town Lake and Waller					No	No	No	No
40	Pedernales Street 8-inch WW Improvements	Complete	100%	GV–Town Lake and Waller					No	No	No	No
41	San Bernard Street WW Improvements	Complete	100%	GV–Town Lake and Waller					No	No	No	No
42	Breeze Way/ Auburndale	Complete	100%	CT–Little Walnut	1,218	1,746	110	49	Yes	Yes – Wetland	No	Yes
43	Govalle 3–Town Lake/ Riverside Drive Area	Complete	100%	GV–Town Lake	194	201			Yes	No	No	No

PROJECT NAME		Status	Percent Constructed	Subbasin	Abandoned, Removed, Rehabbed Pipe in CWQZ (lf)	Replaced Pipe in CWQZ (lf)	Structural Streambank Restoration (lf)	Vegetative Streambank Restoration (Sq. Yds.)	Approved Variances from LDC			Parks Use
									CWQZ Variance	Critical Environmental Feature –Spring, Wetland, Rimrock or Bluff	Access Paths	
44	Govalle 3–Wickershire Lane/ Burleson Court (Phase 2)	Complete	100%	GV-Country Club			131	117	Yes	No	No	No
45	Little Walnut – Georgian Drive	Complete	100%	CT–Little Walnut	114	105	226	100	Yes	No	No	No
46	Little Walnut/Buttermilk–Colony Creek North	Complete	100%	CT–Little Walnut	3,287	3,476			Yes	Yes – Wetland	No	No
47	Little Walnut/Buttermilk–Little Walnut @ 290/183	Complete	100%	CT–Little Walnut		1,250	90	73	Yes	Yes–Spring, Rimrock	No	No
48	Little Walnut/Buttermilk–Little Walnut North	Complete	100%	CT–Little Walnut	4,130	5,645	261	156	Yes	Yes – Wetland	No	No
49	Little Walnut/Buttermilk–Little Walnut South	Complete	100%	CT–Little Walnut	2,178	3,388			Yes	Yes–Wetland	Yes	Yes
50	Little Walnut/Buttermilk–Quail Creek	Complete	100%	CT–Little Walnut		6,533	115	143	Yes	Yes – Wetland	No	Yes
51	Moss/Rountree/Pannell–WW Improvements	Complete	100%	GV–Upper Boggy	5,342	4,233			Yes	No	No	No
52	P2, P9, T11, Williamson	Complete	100%	ON–Williamson					No	No	No	Yes
53	Shoal Creek Channel Stabilization	Complete	100%	CT–Shoal	4,552		1,175	11	No	No	No	Yes
54	Shoal Creek WW Improvements 29th St. to 34th St. (Tunnel)	Complete	100%	Border of Crosstown/Govalle	4,320	4,134			Yes	YES – Rimrock and Springs	Yes	Yes
55	Upper Shoal–Lower Hancock Branch	Complete	100%	CT–Upper Shoal	3,832	3,317	178	343	Yes	Yes–Spring, Wetland, Bluff	No	No
56	Govalle 3–Carson Creek at Montopolis Drive	Complete	100%	GV–Carson	1,841	2,023	79	66	Yes	Yes – Wetland, Spring	No	No
57	12 th Street WW Improvements	Complete	100%	GV–Town Lake and Waller					No	No	No	No
58	Little Walnut - Bridgeport, Fairfield	Complete	100%	CT–Little Walnut	165	328			Yes	No	No	No

PROJECT NAME		Status	Percent Constructed	Subbasin	Abandoned, Removed, Rehabbed Pipe in CWQZ (If)	Replaced Pipe in CWQZ (If)	Structural Streambank Restoration (If)	Vegetative Streambank Restoration (Sq. Yds.)	Approved Variances from LDC			Parks Use
									CWQZ Variance	Critical Environmental Feature –Spring, Wetland, Rimrock or Bluff	Access Paths	
59	Little Walnut/Buttermilk– Little Walnut @ Centre Creek	Complete	100%	CT–Little Walnut		4,096	271	176	Yes	Yes – Spring, Rimrock	No	No
60	4th Street WW Improvements	Complete	100%	GV–Town Lake and Waller					No	No	No	No
61	Govalle 5–Johnson Creek	Complete	100%	GV–Johnson	1,492	1,079	124	260	Yes	No	No	No
62	Barton Springs Lift Station Relief Tunnel	Complete	100%	GV–Barton Springs Zone		800			Yes	Yes – Spring	No	Yes
63	11 th Street Alley WW Improvements	Complete	100%	GV–Town Lake and Waller					No	No	No	No
64	Downtown/Whitehorse Trail WW Improvements Phase II	Complete	100%	GV – Town Lake					Yes	No	No	No
65	Ft. Branch Bridge & Channel (350 ft Bore)	Complete	100%	CT–Little Walnut	352	352			Yes	No	No	No
66	Little Walnut/Buttermilk– Buttermilk Creek	Substantial Completion	100%	CT–Buttermilk	172	275			Yes	No	No	No
67	Upper Tannehill– Broadmoor & Cameron	Substantial Completion	100%	CT–Upper Tannehill	3,017	4,127	1,836	681	Yes	Yes–Wetland	No	Yes
68	Govalle 3– Montopolis Drive Area	Substantial Completion	100%	GV–Carson, Country Club					No	No	No	Yes
69	Angelina Street WW Improvements	Substantial Completion	100%	GV–Town Lake and Waller					No	No	No	No
70	Barton Heights Water and WW Improvements	Substantial Completion	100%	GV–West Bouldin	895	853			No	No	No	No
71	Kinney Avenue WW Improvements	Substantial Completion	100%	GV–West Bouldin					No	No	No	No
72	Webberville Road WW Improvements	Substantial Completion	100%	GV–Town Lake and Waller					No	No	No	No

PROJECT NAME		Status	Percent Constructed	Subbasin	Abandoned, Removed, Rehabbed Pipe in CWQZ (lf)	Replaced Pipe in CWQZ (lf)	Structural Streambank Restoration (lf)	Vegetative Streambank Restoration (Sq. Yds.)	Approved Variances from LDC			Parks Use
									CWQZ Variance	Critical Environmental Feature –Spring, Wetland, Rimrock or Bluff	Access Paths	
73	Govalle 2 - East Monroe	Substantial Completion	100%	GV–East Bouldin	172	162			No	No	No	No
74	Govalle 2 - Oltorf Street	Substantial Completion	100%	GV–East Bouldin					No	No	No	No
75	Little Walnut and Upper Ft. Branch SSO (Rogge/Sweeney, Overbrook/Darlington)	Substantial Completion	100%	CT- Walnut/Fort Branch	316	268			Yes	No	No	No
76	Govalle 5– Bowman Ave/Townes Lane & West 29 th	Substantial Completion	100%	GV–Johnson, Shoal and Taylor South					No	No	No	No
77	Downtown / Whitehorse Trail WW Improvements Phase I	Construction	91%	GV–Town Lake					No	No	No	No
78	Govalle 1–West of Lamar	Construction	79%	GV–West Bouldin and Barton	776	997	1,002	442	Yes	No	No	Yes
79	Upper Waller SSO (30 th to 31 st) – Priority 1	Construction	80%	GV–Waller					No	No	No	No
80	Govalle 3–Parker Lane/ Metcalfe Road	Construction	27%	GV–Country Club	2,321	2,275	1,405	1,125	Yes	No	No	No
81	Govalle 1–East of Lamar	Construction	90%	GV–West Bouldin and East Bouldin	1,607	1,268	108	101	Yes	Yes – Spring	No	Yes
82	Govalle 1–Newton Street	Construction	30%	GV–East Bouldin	3,326	1,813	40	18	Yes	No	No	No
83	Cross-Town SSO (Harris Park)	Construction	44%	CT–Shoal		68	49	13	Yes	No	No	No
84	Govalle 2–Harper’s Branch	Construction	20%	GV–Travis Heights	475	606	606	5,082	Yes	No	Yes	No

PROJECT NAME		Status	Percent Constructed	Subbasin	Abandoned, Removed, Rehabbed Pipe in CWQZ (lf)	Replaced Pipe in CWQZ (lf)	Structural Streambank Restoration (lf)	Vegetative Streambank Restoration (Sq. Yds.)	Approved Variances from LDC			Parks Use
									CWQZ Variance	Critical Environmental Feature –Spring, Wetland, Rimrock or Bluff	Access Paths	
85	Govalle 4– Manor/Comal/Rosewood WW Improvements	Construction	83%	GV–Boggy	3,976	1,228			Yes	Yes – Wetland	No	Yes
86	Govalle 4–UT/West 40 th WW Improvements	Construction	26%	GV–Waller					Yes	No	No	No
87	Govalle 5– Wethersfield/ Hartford	Construction	54%	GV–Johnson, Shoal and Taylor South					No	Yes	No	No
88	Upper Tannehill Interceptor	Construction	73%	CT–Upper Tannehill	1,715	1,913	110	83	Yes	No	No	No
89	Govalle 2 – Blunn Creek	Construction	–	GV- Blunn	102	27	59	181	Yes	No	No	No
90	Govalle 4–Waller/ Pedernales WW Improvements	Construction	20%	GV–Town Lake and Waller		1,486			Yes	No	No	Yes
91	Govalle SSO (W. 5 th and 6 th Street)	Construction	37%	GV- Fort Branch					Yes	No	No	No
92	Gaston Lane WW Improvements	Construction	72%	Crosstown	595	550	140	200	Yes	No	No	Yes
93	Govalle 2–Travis Heights	Construction	44%	GV–E. Boulidin and Blunn	87	93			Yes	No	No	Yes
94	MLK, Rio Grande St. Reconstruction & Utility	Construction	14%	GV - Shoal					No	No	No	No
95	Govalle 1–South 2 nd Street Reroute– South	Construction	12%	GV–East Boulidin					Yes	Yes – Rimrock and Spring	No	Yes
96	Siphons @ Waynesburg Cove, Loyola/Manor	Construction	–	CT–Little Walnut	432	660			Yes	Yes – Wetland	Yes	Yes

AUSTIN CLEAN WATER PROGRAM

SEMI-ANNUAL REPORT

July 2008

PROJECT NAME		Status	Percent Constructed	Subbasin	Abandoned, Removed, Rehabbed Pipe in CWQZ (lf)	Replaced Pipe in CWQZ (lf)	Structural Streambank Restoration (lf)	Vegetative Streambank Restoration (Sq. Yds.)	Approved Variances from LDC			Parks Use
									CWQZ Variance	Critical Environmental Feature –Spring, Wetland, Rimrock or Bluff	Access Paths	
97	Govalle /Crosstown Various SSO (Marshall/Murray, Confederate, Upper Tannehill, 24th & Green)	Construction	–	CT-Upper Tannehill	2,176	1,653			Yes	No	No	Yes
98	Govalle 4 – East 7 th Street WW Improvements	Construction	–	GV–Boggy and Town Lake					No	No	No	No
99	Govalle 1–South 2 nd Street Reroute– North	Construction	–	GV–East Bouldin	1,137	1,093	77	253	Yes	Yes – Rimrock and Spring	No	Yes
100	Lamar / Bluebonnet / Manchaca (FKA Rabb) W/WW Improvements	Construction	–	GV–West Bouldin and Barton					No	No	No	No
101	Rio Grande Grande: MLK to 29th Street	Pre-construction	–	GV - Shoal					No	No	No	No

http://www.ci.austin.tx.us/watershed/learn_ws.htm

Each watershed listed has descriptive information on the EII scores/interpretation. Click on each watershed for the EII Scores/Interpretation.

Item 5c

